

LEGAL DESCRIPTION
0.204 ACRE EASEMENT VACATION

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Section 9, Township 11, Range 21, Congress Lands, being part of a 5.600 acre remainder tract of an original 128.5 acre tract conveyed to Plaza GRB Hamilton Road, LLC in Instrument Number 200401210014610, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the southeasterly corner of the 5.600 acre remainder of said 128.5 acre tract, also being the southwesterly corner of a 0.790 acre tract as conveyed to Quick Service Realco, LLC in Instrument Number 202107160124960, also being on the northerly line of a 3.180 acre tract as conveyed to ALDI Inc (OHIO) in Instrument Number 202010190161962, also being on the southerly line of a 0.368 acre sanitary sewer easement of record in Instrument Number 202103220051658;

Thence along the southerly line of the 5.600 acre remainder of said 128.5 acre tract and said 0.368 acre sanitary sewer easement, along the northerly line of said 3.180 acre tract, North 85°35'02" West, 29.61 feet to a point, said point being the **TRUE POINT OF BEGINNING**:

Thence continuing along the southerly line of the 5.600 acre remainder of said 128.5 acre tract and said 0.368 acre sanitary sewer easement, along the northerly lines of said 3.180 acre tract and a 24.718 acre tract as conveyed to Metropolitan House LLC in Instrument Number 202008200123281, North 85°35'02" West, 355.80 feet to the southwesterly corner of said 0.368 acre sanitary sewer easement;

Thence across said 5.600 acre remainder of said 128.5 acre tract, along the westerly line of said 0.368 acre sanitary sewer easement, North 04°24'58" East, 25.00 feet to the northwesterly corner of said 0.368 acre sanitary sewer easement;

Thence continuing across said 5.600 acre remainder of said 128.5 acre tract, along the northerly lines of said 0.368 acre sanitary sewer easement, the following two (2) courses:

South 85°35'02" East, 334.87 feet to a point;

South 87°01'22" East, 20.29 feet to a point;

Thence continuing across said 5.600 acre remainder of said 128.5 acre tract, across said 0.368 acre sanitary sewer easement, South 02°59'03" West, 25.52 feet to the **POINT OF TRUE BEGINNING**, containing 0.204 acres (8,904 S.F.), more or less.

The bearings referenced herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2012). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Real Time network. A portion of the centerline of Hamilton Road (S.R. 317) has as assumed bearing of North 04°14'14" East and is designated as "basis of bearing".

Field survey was conducted on February 15, 2020.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342, of E.P. Ferris and Associates, Inc. on June 30, 2022.

Matthew Lee Sloat, PS 8342

Date