

LEGAL DESCRIPTION FOR 0.754 ACRE PARTIAL SANITARY EASEMENT VACATION

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Section 10, Township 11, Range 21, Congress Lands, and being **0.754 acres** of a 11.655 acre tract conveyed to Arnold Estate Investments II LLC., (Parcel no. 535-307600-00), as recorded in Instrument Number 202110270195617, all references being to those of records of the Recorder’s Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at a Franklin County Monument #9946 at the southeast corner of said Section 10, southwest corner of Section 11, northwest corner of Section 14, and the northeast corner of Section 15, also being the southeast corner of said 11.655 acre tract;

Thence, **North 86°08’55” West, 389.00 feet**, along the north line of Section 15, the south line of Section 10, and the southerly line of the said 11.655 acre tract, and a 40.76 acre tract as conveyed to Ohio Lamb Farm LLC., in Instrument Number 201509170131006, and a 0.51 acre tract as conveyed to Danny M. Darr in Instrument Number 200908280126691, and the southerly line of the existing City of Columbus Corporation line to the proposed east Right of Way of Winchester Pike;

Thence **North 47°29’41” West, 40.03 feet**, along the proposed east right of way line of Winchester Pike, to a point;

Thence **South 86°08’49” East, 387.85 feet**, to a point;

Thence **North 4°20’43” East, 698.30 feet**, to a point along the south property line of a 15.77 acre tract as conveyed to Strait Real Estate, LLC 1 LTD., in Instrument Number 199705230006729;

Thence **South 84°45’24” East, 32.50 feet**, along the southern line of said 15.77 acre tract to a point on the east line of said 11.655 acre tract;

Thence **South 4°20’08” West, 722.50 feet**, to the **POINT OF BEGINNING**, containing **0.754 acres**, more or less, according to a survey made by Verdantas in April of 2024.

The bearings in the above description were based on the bearings of North 85°04’48” West, for the southerly line of Section 11 as shown of record in O.R. 20944 A15.

All iron pins set are 5/8-inch diameter rebar by 30-inch length with red identification caps marked “VERDANTAS 7830”.

I hereby state that this legal description, and survey it is based on, (being performed and/or completed under the direct supervision of Kevin T. Blaine PS NO. 7830, Actual field measurements, and to the best of my knowledge and belief is correct.

Subject to all valid and existing easements, restrictions and conditions of record.



August 15, 2025

Bryan D. Butler, P.S.
Surveyor No. 8904