

**0.017 ACRE SANITARY SEWER EASEMENT  
DYER-LAZAR HSTS ELIMINATION  
PARCEL NO. 2  
PID: 570-198866**

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 4641, being part of a 3.565 acre tract conveyed to Ernest Jenkins and Nieda Jenkins in Instrument Number 199807270187291, all records being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**COMMENCING** from FCGS 6111, being a bronze disk in PVC encased concrete monument, being at the centerline of Dyer Road (R/W varies);

Thence along the centerline of said Dyer Road, North 87°39'38" West, 54.21 feet to a point;

Thence across said Dyer Road, along the easterly line of a tract conveyed as 75-WD to the State of Ohio in Deed Book 2791 Page 330 and the westerly line of a tract conveyed as 80-WD to the State of Ohio in Deed Book 2795 Page 676, South 02°20'25" West, 52.52 feet to a point, being the northeasterly corner of said 3.565 acre tract and the northwesterly corner of a 2 acre tract conveyed to William E. Barnes and Connie Barnes in Instrument Number 201802220024997;

Thence along the easterly line of said 3.565 acre tract and the westerly line of said 2 acre tract, South 02°20'25" West, 310.22 feet to a point, said point being the **TRUE POINT OF BEGINNING**:

Thence continuing along the easterly line of said 3.565 acre tract and the westerly line of said 2 acre tract, South 02°20'25" West, 25.00 feet to a point;

Thence across said 3.565 acre tract, the following three (3) courses:

North 88°05'14" West, 30.25 feet to a point;

North 01°54'46" East, 25.00 feet to a point;

South 88°05'14" East, 30.44 feet to a point, said point being the **POINT OF TRUE BEGINNING**, containing 0.017 acres (759 S.F.), more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Bearings referenced herein are based on a portion of the centerline of Dyer Road as being North 87°39'38" West as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342, of E.P. Ferris and Associates, Inc. on October 28, 2019.

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Matthew Lee Sloat, PS 8342

Date