

**0.160 ACRE SANITARY SEWER EASEMENT  
DYER-LAZAR HSTS ELIMINATION  
PARCEL NO. 3  
PID: 570-198867**

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 4641, being part of a 2 acre tract conveyed to William E. Barnes and Connie Barnes in Instrument Number 201802220024997, 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 a 3.565 acre tract conveyed to Ernest Jenkins and Nieda Jenkins in Instrument Number 199807270187291 and the northwesterly corner of said 2 acre tract;

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 across said 2 acre tract, South 88°05'14" East, 147.70 feet to a point, being on the easterly line of said 2 acre tract and the westerly line of a 1.566 acre tract conveyed to Tammy A. Knisley in Instrument Number 201310230179189;

Thence along the easterly line of said 2 acre tract and the westerly line of said 1.566 acre tract, South 02°20'22" West, 160.45 feet to a point, being on the northerly line of an existing 30' easement as recorded in Official Record Volume 32939 Page H19;

Thence across said 2 acre tract, along the northerly line of said existing easement, North 65°52'29" West, 26.92 feet to a point;

Thence continuing across said 2 acre tract, the following two (2) courses:

North 02°20'22" East, 125.27 feet to a point;

North 88°05'14" West, 122.70 feet to a point, being on the westerly line of said 2 acre tract and the easterly line of said 3.565 acre tract;

Thence along the westerly line of said 2 acre tract and the easterly line of said 3.565 acre tract, North 02°20'25" East, 25.00 feet to a point, said point being the **POINT OF TRUE BEGINNING**, containing 0.160 acres (6,951 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