

**0.080 ACRE SANITARY SEWER EASEMENT
DYER-LAZAR HSTS ELIMINATION
PARCEL NO. 6
PID: 570-198865**

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 4641, being part of a 1.674 acre tract conveyed to David G. Newsome and Denise J. Newsome in Instrument Number 200702130026599, 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, South 87°39'38" East, 718.89 feet to a point, being the northeasterly corner of a 1.610 acre tract conveyed to Masha L. Tyo and Lottie D. Blazer in Instrument Number 200912100178561 and the northwesterly corner of said 1.674 acre tract;

Thence across said Dyer Road, along the easterly line of said 1.610 acre tract and the westerly line of said 1.674 acre tract, South 03°53'36" West, 287.69 feet to a point, said point being the **TRUE POINT OF BEGINNING**:

Thence across said 1.674 acre tract, South 61°31'33" East, 138.60 feet to a point, being on the easterly line of said 1.674 acre tract and the westerly line of a 1.5 acre tract conveyed to Matthew C. Fleece in Instrument Number 201108020095758;

Thence along the easterly line of said 1.674 acre tract and the westerly line of said 1.5 acre tract, South 01°07'22" West, 25.41 feet to a point;

Thence across said 1.674 acre tract, the following two (2) courses:

North 79°46'59" West, 7.74 feet to a point;

North 61°31'33" West, 131.49 feet to a point, being on the westerly line of said 1.674 acre tract and the easterly line of said 1.610 acre tract;

Thence along the westerly line of said 1.674 acre tract and the easterly line of said 1.610 acre tract, North 03°53'36" East, 27.49 feet to a point, said point being the **POINT OF TRUE BEGINNING**, containing 0.080 acres (3,473 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 29, 2019.

Matthew Lee Sloat, PS 8342

Date