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## Exhibit "B"

### Description of a 0.669 Acre Easement For OHIO POWER COMPANY

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 1108, and being part of a 150 acre tract and 119.85 acre tract of land conveyed to City of Columbus, Ohio, as recorded Deed Volume 3447, Page 712. All references contained herein are to the Franklin County Recorder's Office, Columbus, Ohio and being shown on Exhibit "A" attached hereto and being made a part thereof and more particularly bounded and described as follows:

Commencing for reference at a point in the center of State Route 104 aka Jackson Pike (aka Columbus-Chillicothe Western Road, 60' R/W as shown in Right of Way plans S.H. (I.C.H.) 453 SEC. A & B), said point being the Northwest corner of said 150 acre tract;

Thence, S 84°44'45" E, 30.05 feet with the North line of said 150 acre tract to a point on the easterly right-of-way line of said State Route 104, said point being on the South line of a 5.440 acre tract of land conveyed to Thomas Lee Asher and Loretta J. Asher, as recorded in Official Record 18531A12 and being the **True Point of Beginning** of the herein described 0.669 acre easement;

Thence, S 84°44'45" E, 10.02 feet continuing with the North line of said 150 acre tract and the South line of said 5.440 acre tract to a point;

Thence, leaving the South line of said 5.440 acre tract and running within said 150 acre tract the following two (2) courses:

1. with an arc of a curve to the left, having a radius of 5689.58 feet, a central angle of 0°34'08", an arc length of 56.51 feet, and a chord that bears S 01°34'36" W, 56.50 feet to a point;
2. S 01°17'32" W, 1761.74 feet to a point of curvature;

Thence, with an arc of a curve to the left, having a radius of 2824.79 feet, a central angle of 4°26'00", an arc length of 218.57 feet, and a chord that bears S 00°55'28" E, 218.52 feet to a point, passing at an arc length of 104.79 feet the South line of said 150 acre tract and the North of said 119.85 acre tract;

Thence, S 03°08'28" E, 875.78 feet continuing within said 119.85 acre tract to a point on the South line of said 119.85 acre tract and the North line of a 2 acre tract of land conveyed to Gomez Federico Perez and Marcelina Saucedo Lopez, as recorded in Instrument Number 202107120121844;

Thence, S 83°00'44" W, 10.02 feet with the South line of said 119.85 acre tract and the North line of said 2 acre tract to a point on the easterly right-of-way line of said State Route 104;

Thence, with the easterly right-of-way line of said State Route 104 the following four (4) courses:

1. N 03°08'28" W, 876.45 feet to a point of curvature;
2. with an arc of a curve to the right, having a radius of 2834.79 feet, a central angle of 4°26'00", an arc length of 219.35 feet, and a chord that bears N 00°55'28" W, 219.29 feet to a point, passing at an arc length of 113.08 feet the South line of said 150 acre tract and the North of said 119.85 acre tract;
3. N 01°17'32" E, 1761.74 feet to a point of curvature;

4. with an arc of a curve to the right, having a radius of 5699.58 feet, a central angle of  $0^{\circ}34'30''$ , an arc length of 57.2 feet, and a chord that bears  $N 01^{\circ}34'47'' E$ , 57.20 feet to a point to the **Point of Beginning** and containing 0.669 acres of land, more or less, being subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record.

Bearings are based on measurements and computations on the Ohio State Plane Coordinate System, Ohio South Zone, North American Datum 1983 (2011).

This document is for easement purposes only and has been compiled using existing public records along with field collected information.



*David A. Sanford*  
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