

54-U
DESCRIPTION OF 0.004 ACRES
Utility Easement
CRI Polaris Village, LP
Polaris Parkway

Situated in the State of Ohio, County of Delaware, City of Westerville, Farm Lot 27 being located in Quarter Township 3, Township 3 North, Range 17 West, United States Military Lands and being part of a 4.189 acres tract (*remainder Lot Split*) out from that original 20.735 acres tract of land described in a deed to CRI Polaris Village, LP by deed of reference in Official Record 573, Page 2649 and Official Record 573, Page 2653. All references to records herein are those located in the Recorder's Office of Delaware County, Ohio and being more particularly described as follows:

Commencing at a mag nail set in the centerline intersection of Polaris Parkway (150' width) and Africa Road (County Road 21, width varies), same being the easterly line of a 8.711 acres tract of land described in a deed to City of Westerville by deed of reference in Deed Book 667, Page 563;

Thence **S 77 degrees 45 minutes 16 seconds W** a distance of **369.58 feet** with the centerline of Polaris Parkway to a point of curvature;

Thence on a curve to the right, with said centerline of Polaris Parkway, having as its elements a delta of 08°13'49", a radius of 3862.64 feet, an arc length of 554.86 feet with a **Chord Bearing of S 81°52'09" W** a **Chord Length of 554.38 feet** to a point in said line;

Thence **N 04 degrees 00 minutes 57 seconds W** a distance **102.87 feet** across the right of way of Polaris Parkway (*passing the existing northerly right of way line for Polaris Parkway at 75.00 feet*), being also the northerly line of said City of Westerville 8.711 acres tract, and across the the grantor's tract to a point in the northerly line of an existing utility easement to the City of Westerville as described in Deed Book 667, Page 563 and being the **TRUE POINT OF BEGINNING**;

Thence **S 86 degrees 43 minutes 24 seconds W** a distance **10.00 feet** across the grantor's tract with the northerly line of said existing utility easement to a point;

Thence **N 03 degrees 16 minutes 36 seconds W** a distance **18.00 feet** across the grantor's tract to a point;

Thence **N 86 degrees 43 minutes 24 seconds E** a distance **10.00 feet** across the grantor's tract to a point;

Thence **S 03 degrees 16 minutes 36 seconds E** a distance **18.00 feet** across the grantor's tract to the northerly line of said existing utility easement and the **TRUE POINT OF BEGINNING**, containing 0.004 acre of land more or less.

The above described area contains a total of **0.004 acres** within Delaware County Auditor's Parcel Number 317-332-02-018-003, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Official Record 573, Page 2649 and Official Record 573, Page 2653 in the records of Delaware County, Ohio.

Bearings used in this description are based on Ohio State Plane Coordinate System, North Zone as per NAD 83 and were established utilizing ODOT's VRS System, GPS equipment and procedures and an established bearing of S 77°45'16" E on the centerline of Polaris Parkway.

This description was prepared from existing records and a field survey performed in August 2014.

Resource International, Inc.

Mark S. Ward 2-4-16
Mark S. Ward, P.S.
Professional Surveyor No. S-7514

