

**SEWER EASEMENT  
CENTRAL COLLEGE RD  
DESCRIPTION OF 0.022 ACRES**

Situated in the State of Ohio, County of Franklin, being located in Section 7, Quarter Township 2, Township 2, Range 16, of the United States Military Lands and being a part of a 1.597 acres tract of land described in a deed to LC Exchange II, LTD by deed of record in Instrument No. 201507130094429. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

Commencing on Franklin County Geodetic Survey Monument No.5211 in the centerline of Central College Road (R/W varies) as dedicated in Plat Book 101, Page 37, said monument being the section corner common to Sections 7, 8, 13 and Section 14, Township 2, Range 16;

Thence **N 85 degrees 59 minutes 29 seconds W** a distance of **1167.02 feet** with the centerline of Central College Road to the centerline intersection with New Albany Road W (R/W varies);

Thence **N 04 degrees 00 minutes 21 seconds E** a distance of **158.51 feet** with the centerline of New Albany Road W to a point in said line;

Thence **S 85 degrees 59 minutes 39 seconds E** a distance of **50.00 feet** across New Albany Road W roadway to a point in the existing easterly right of way line for said New Albany Road W, same being the west line of the grantor's 1.597 acres tract and being the ***TRUE POINT OF BEGINNING***;

Thence **N 04 degrees 00 minutes 21 seconds E** a distance of **31.84 feet** with the existing easterly right of way line for New Albany W and the westerly line of the grantor's 1.597 acres tract to a point in said line;

Thence **N 66 degrees 16 minutes 23 seconds E** a distance of **34.68 feet** across the grantor's 1.597 acres tract to a point;

Thence **S 23 degrees 51 minutes 37 seconds E** a distance of **18.97 feet** across the grantor's 1.597 acres tract to a point in the northerly line of a 13.148 acres tract of land described in a deed to LC Exchange Owner, LLC by deed of record in Instrument No. 201904030037451, same being the southerly line of the grantor's 1.597 acres tract;

Thence **S 55 degrees 44 minutes 12 seconds W** a distance of **50.39 feet** with the northerly line of said LC Exchange Owner 13.148 acres tract and the southerly line of the grantor's 1.597 acres tract to the ***TRUE POINT OF BEGINNING***; containing 0.022 acres of land, more or less.

The above described area contains a total of **0.022 acres** within Franklin County Auditor's Parcel Number 010-294085-00, which includes 0.000 acres in the present road occupied and overlaps 0.018 acre of an existing sanitary sewer easement of record in Instrument No. 200204290106375.

Grantor claims title by Instrument recorded in Instrument No. 201507130094429 in the records of Franklin County, Ohio.

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83 and were established utilizing ODOT's VRS System, GPS equipment and procedures and an established bearing of S 85°59' 29" E between Franklin County Monuments 5212 and Monument 5211 in the centerline of Central College Road.

This description was prepared from existing records and a field survey performed in November 2016.

Resource International, Inc.

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Mark S. Ward, P.S.  
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