

**Partial Sanitary Easement Vacation
North of Starr Avenue
West of Cleveland Avenue
~ 0.077 Acres ~**

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Half-Section 4, Township 5, Range 22, Refugee Lands, a 0.077 acre partial vacation of a 0.685 acre sanitary sewer easement as conveyed to the City of Columbus, Ohio in I.N. 201509300138244, being located in a 26.280 acre tract of land conveyed 50% to Coulter Properties LLC in I.N. 201509300138247 and 50% to Coulter Properties II LLC in I.N. 202510280122466, said 0.077 acres more particularly described as follows:

Beginning for reference at the southeast corner of said 26.280 acre tract, the southwest corner of a 0.574 acre tract of land conveyed to the City of Columbus, Ohio in I.N. 201311150191696 as Parcel 10-WD2, being on the north line of a 9.312 acre tract of land also conveyed 50% to Coulter Properties LLC in I.N. 202510090114388 and 50% to Coulter Properties II LLC in I.N. 202510030112345, and an angle point of the westerly right-of-way line of Cleveland Avenue (R/W Varies);

Thence **N 86° 15' 07" W**, with the common line of said 26.280 acre tract and said 9.312 acre tract, **140.18 feet** to the **True Point of Beginning**;

Thence continuing **N 86° 15' 07" W**, with the common line of said 26.280 acre tract, said 9.312 acre tract, and said easement, **23.55 feet** to a point;

Thence **N 35° 37' 31" E**, across said 26.280 acre tract and with said easement, **29.52 feet** to a point;

Thence **N 03° 37' 13" E**, across said 26.280 acre tract and said easement, **20.00 feet** to a point;

Thence across said 26.280 acre tract and with said easement the following three (3) courses and distances:

1. **S 86° 23' 21" E, 14.02 feet** to a point;
2. **N 49° 46' 55" E, 89.02 feet** to a point;
3. **N 03° 36' 39" E, 14.20 feet** to a point;

Thence across said 26.280 acre tract and said easement the following two (2) courses and distances:

1. **N 48° 35' 35" E, 6.50 feet** to a point;
2. **S 86° 22' 49" E, 15.40 feet** to a point;

Thence across said 26.280 acre tract and with said easement the following four (4) courses and distances:

1. **S 03° 36' 39" W, 27.33 feet** to a point;
2. **S 49° 46' 55" W, 100.33 feet** to a point;
3. **S 35° 37' 31" W, 33.87 feet** to the **True Point of Beginning**, containing **0.077 acres** more or less.

The above description was prepared by Advanced Civil Design, Inc. on December 3, 2025 and is based on existing records and an actual field survey performed in June of 2020. A drawing of the above description has been prepared and is a part hereof.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2011). Said bearings were derived from GPS observations and determine a portion of the centerline of Cleveland Avenue to have a bearing of N03°45'45"E.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.



ADVANCED CIVIL DESIGN, INC.

Jonathan E. Phelps 12/03/2025
Jonathan E. Phelps, P.S. 8241 Date: