

**PERMANENT SEWER EASEMENT
DESCRIPTION OF 0.013 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, and lying in Half Section 35 of Section 24, Township 5, Range 22, Refugee Lands and being a part of a 6.964 acres tract of land described in a deed to RE NVC Bexley Residential, LLC by deed of record in Instrument No. 201507080091739. 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 at a point in the northeast corner of The Village of Bexley Condominium Fourth Amendment of record in Condominium Plat Book 186, Page 98, the same being a northeast corner of the grantor's 6.964 acres tract and lies in the westerly line of a 5.468 acres tract of land described in a deed to the Berwick Congregation of Jehovah's Witnesses by deed of record in Official Record Book 13753I06;

Thence **S 71 degrees 53 minutes 48 seconds W** a distance of **265.27 feet** with the northerly boundary of said Village Condominium tract and a southerly boundary line of the grantor's 6.964 acres tract to a point in said line and being the **TRUE POINT OF BEGINNING**;

Thence continuing **S 71 degrees 53 minutes 48 seconds W** a distance of **38.92 feet** with the northerly boundary of said Village Condominium tract and a southerly boundary line of the grantor's 6.964 acres tract to the northwest corner of said Condominium tract, also being a northeasterly corner of the grantor's tract;

Thence **S 18 degrees 05 minutes 04 seconds E** a distance of **6.71 feet** with the westerly line of said Village Condominium tract and the easterly line of the grantor's 6.964 acres tract to a point in said line, said point also being in the northerly line of an existing 20 feet wide sewer easement described in a deed to the City of Columbus by deed of record in Deed Book 1854, Page 268;

Thence **S 62 degrees 07 minutes 23 seconds W** a distance of **52.94 feet** across the grantor's tract with the northerly line of said existing 20 feet sewer easement to a point in easterly line of a 24.420 acres tract of land described in a deed to The Board of Commissioners of Franklin County by deed of record in Deed Book 507, Page 328, same being the westerly of the grantor's 6.964 acres tract;

Thence **N 25 degrees 20 minutes 41 seconds W** a distance of **18.65 feet** with the easterly line of the said Commissioners 24.420 acres tract and the westerly line of the grantor's 6.964 acres tract to a point in said line, said point also being in the southwest corner of an existing 40 feet wide sewer easement described in a deed to the City of Columbus by deed of record in Instrument Number 200005090090776;

Thence **N 65 degrees 45 minutes 29 seconds E** a distance of **103.65 feet** across the grantor's 6.964 acres tract with the southerly line of said existing 40 feet sewer easement to a point;

Thence **N 57 degrees 46 minutes 09 seconds E** a distance of **165.28 feet** across the grantor's 6.964 acres tract with the southerly line of said existing 40 feet sewer easement to a point in the northerly line of said City of Columbus existing 20 feet sewer easement;

Thence **S 52 degrees 32 minutes 23 seconds W** a distance of **136.96 feet** across the grantor's 6.964 acres tract with the northerly line of said existing 20 feet sewer easement to a point;

Thence **S 62 degrees 07 minutes 23 seconds W** a distance of **41.45 feet** across the grantor's 6.964 acres tract with the northerly line of said existing 20 feet sewer easement to a point in the northerly boundary of said Village Condominium tract and the **TRUE POINT OF BEGINNING**;

The above described area contains a total of **0.013 acres** within Franklin County Auditor's Parcel Number 010-246854-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument No. 201507080091739, 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.

This description was prepared from existing records and a field survey performed in October 2017.

Resource International, Inc.

Mark S. Ward
Mark S. Ward, P.S. 7-19-19
Professional Surveyor No. S-7514

