

DESCRIPTION OF A 10' WIDE 0.123 ACRE EASEMENT

Situate in the State of Ohio, County of Franklin, City of Columbus, being part of half Section 50, of Township 12 North, Range 21 West of the Refugee Lands, and being part of a 28.211 acre tract conveyed to the City of Columbus, Ohio, in Instrument 2005102402228887, (27.0959 acres by Auditor PID 010-118493); all deed records cited are on file at the Franklin County Recorder's office, and being more particularly described as follows:

BEGINNING for Reference at a point in centerline of Groves Road at the northwest corner of said 28.211 acre City of Columbus tract also being the northeast corner of a 3.629 acre tract (PID 010-018240), conveyed to The Spare Room, Groves Road, LLC (Deed Volume 3504, Page 284), Said Point of Reference being North 85° 30' 15" West a distance of 2,478.03 feet from the centerline Hamilton Road;

Thence South 85°30'15" East along the centerline of Groves Road for a distance of 276.26 feet to a point;

Thence South 04°29'45" West leaving said centerline for a distance of 23.19 feet to the **TRUE POINT OF BEGINNING** for the herein described easement;

Thence along the centerline of a proposed 10' wide easement (5 feet left and right of centerline), the following courses:

1. **South 04°29'45" West** for a distance of **21.81 feet** to a point;
2. **South 85°30'15" East** for a distance of **18.41 feet** to a point of curvature;
3. Along a curve to the right having a **radius of 30.00 feet**, a **delta angle of 90°00'00"**, chord bearing of South 40°30'15" East, chord distance of 42.43 feet, along an **arc length of 47.12 feet** to a point of tangency;
4. **South 04°29'45" West** for a distance of **249.63 feet** to a point;
5. **South 14°43'02" West** for a distance of **18.17 feet** to a point;
6. **South 04°29'45" West** for a distance of **73.74 feet** to a point of curvature;
7. Along a curve to the right having a **radius of 60.00 feet**, a **delta angle of 63°36'25"**, chord bearing of South 36°17'58" West, chord distance of 63.24 feet, along an **arc length of 66.61 feet** to a point of tangency;
8. **South 68°06'10" West** for a distance of **42.22 feet** to the terminus of the herein described easement.

Containing 0.123 acre, more or less.

Together with and subject to covenants, easements, and restrictions of record.

Bearings are based on the centerline of Groves Road as South 85°30'15" East as shown on the City of Columbus, Ohio, Department of Public Service, Transportation Division plans for Groves Road Widening (2450 Drawer E).

This description prepared by Sands Decker CPS, LLC in May 2014 and is based on an actual field survey, proposed power service drawings provided by AEP and on records on file at the Franklin County Recorder's Office.


Anthony R. Sheck, PS 6954

05/06/14
Date

