

**0.097 ACRE SANITARY SEWER EASEMENT  
DYER-LAZAR HSTS ELIMINATION  
PARCEL NO. 12  
PID: 570-193866**

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 4641, being part of a 2.0449 acre tract conveyed to Roger A. Hambel and Joanna L. Pugh in Instrument Number 201710030137387, all records being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**COMMENCING** from FCGS 6112, being a bronze disk in PVC encased concrete monument, being at an angle point in the centerline of Dyer Road (R/W varies);

Thence along the centerline of said Dyer Road, North 80°13'35" East, 1542.20 feet to a point, being the northeasterly corner of said 2.0449 acre tract and the northwesterly corner of a 1.133 acre tract conveyed as Parcel 8 to Valley Creek Park, LLC in Instrument Number 201512110173993;

Thence leaving the centerline of said Dyer Road, along the easterly line of said 2.0449 acre tract and the westerly line of said 1.133 acre tract, South 13°45'50" West, 415.39 feet to a point, said point being the **TRUE POINT OF BEGINNING**:

Thence continuing along the easterly line of said 2.0449 acre tract and the westerly line of said 1.133 acre tract, South 13°45'50" West, 28.25 feet to a point;

Thence across said 2.0449 acre tract, the following two (2) courses:

North 48°29'03" West, 153.24 feet to a point;

South 74°00'54" West, 16.46 feet to a point, being on the easterly line of a 0.531 acre tract conveyed to Richard L. Sarolberry and Rena L. Sarolberry in Official Record Volume 17031 Page H08;

Thence along the easterly line of said 0.531 acre tract and the westerly line of said 2.0449 acre tract, North 13°45'50" East, 28.79 feet to a point;

Thence across said 2.0449 acre tract, the following two (2) courses:

North 74°00'54" East, 15.89 feet to a point;

South 48°29'03" East, 153.80 feet to a point, said point being the **POINT OF TRUE BEGINNING**, containing 0.097 acres (4,243 S.F.), more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Bearings referenced herein are based on a portion of the centerline of Dyer Road as being North 80°13'35" East as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342, of E.P. Ferris and Associates, Inc. on November 4, 2019.

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Matthew Lee Sloat, PS 8342

Date