

**SANITARY VACATION  
0.039 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus and being in Quarter Township 3, Township 2, Range 19 in the United States Military District and being in a 1.378 acre tract as conveyed to the Reserve at Sawmill Ravine LLC in Instrument Number 201902040013495 as further described as follows;

Commencing at the southeast corner of said 1.378 acre tract, the southwest corner of a 0.919 acre tract as conveyed to Sawmill Ravine LLC in Instrument Number 200602030021955 and being in the northerly right of way line of Hayden Road (R/W Varies);

Thence with the east line of said 1.378 acre tract and the west line of said 0.919 acre tract, **N 14° 47' 04" W, 110.58 feet** to a point in the south line of an existing sanitary easement as recorded in Deed Volume 3791, Page 866;

Thence crossing said 1.378 acre tract with the south line of said existing sanitary easement as recorded in Deed Volume 3791, Page 866, **N 44° 46' 26" W, 47.34 feet** to a point being the **TRUE POINT OF BEGINNING** for the easement herein described as follows;

Thence crossing said 1.378 acre tract with the south line of said existing sanitary easement as recorded in Deed Volume 3791, Page 866, and also crossing an existing sanitary easement as recorded in Deed Volume 3546, Page 467, **N 44° 46' 26" W, 175.30 feet** to the north line of said 1.378 acre tract, the north line of said existing sanitary easement as recorded in Deed Volume 3791, Page 866, the north line of said existing sanitary easement as recorded in Deed Volume 3546, Page 467 and the south line of Hayden Falls Condominium Number 2 as recorded in Condominium Plat Book 81, Page 38;

Thence with the north line of said 1.378 acre tract, the north line of said existing sanitary easement as recorded in Deed Volume 3791, Page 866, the north line of said existing sanitary easement as recorded in Deed Volume 3546, Page 467 and the south line of said Hayden Falls Condominium Number 2, **S 86° 41' 56" E, 14.97 feet**;

Thence crossing said 1.378 acre tract and said existing sanitary easement as recorded in Deed Volume 3546, Page 467 with the north line of said existing sanitary easement as recorded in Deed Volume 3791, Page 866, **S 44° 46' 26" E, 164.17 feet**;

Thence crossing said 1.378 acre tract and said existing sanitary easement as recorded in Deed Volume 3791, Page 866, **S 45° 13' 34" W, 10.00 feet** to the **TRUE POINT OF BEGINNING**, containing **0.039 acres**, more or less.

The above description was prepared by Advanced Civil Design Inc. and based on existing Franklin County records, along with an actual field survey. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation that determine a

portion of the northerly right to of way line of Hayden Road having a bearing of N 86° 43' 05" W.

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



**ADVANCED CIVIL DESIGN INC.**

*Jonathan E. Phelps 9/9/2021*

Jonathan E. Phelps, PS  
Registration No. 8241

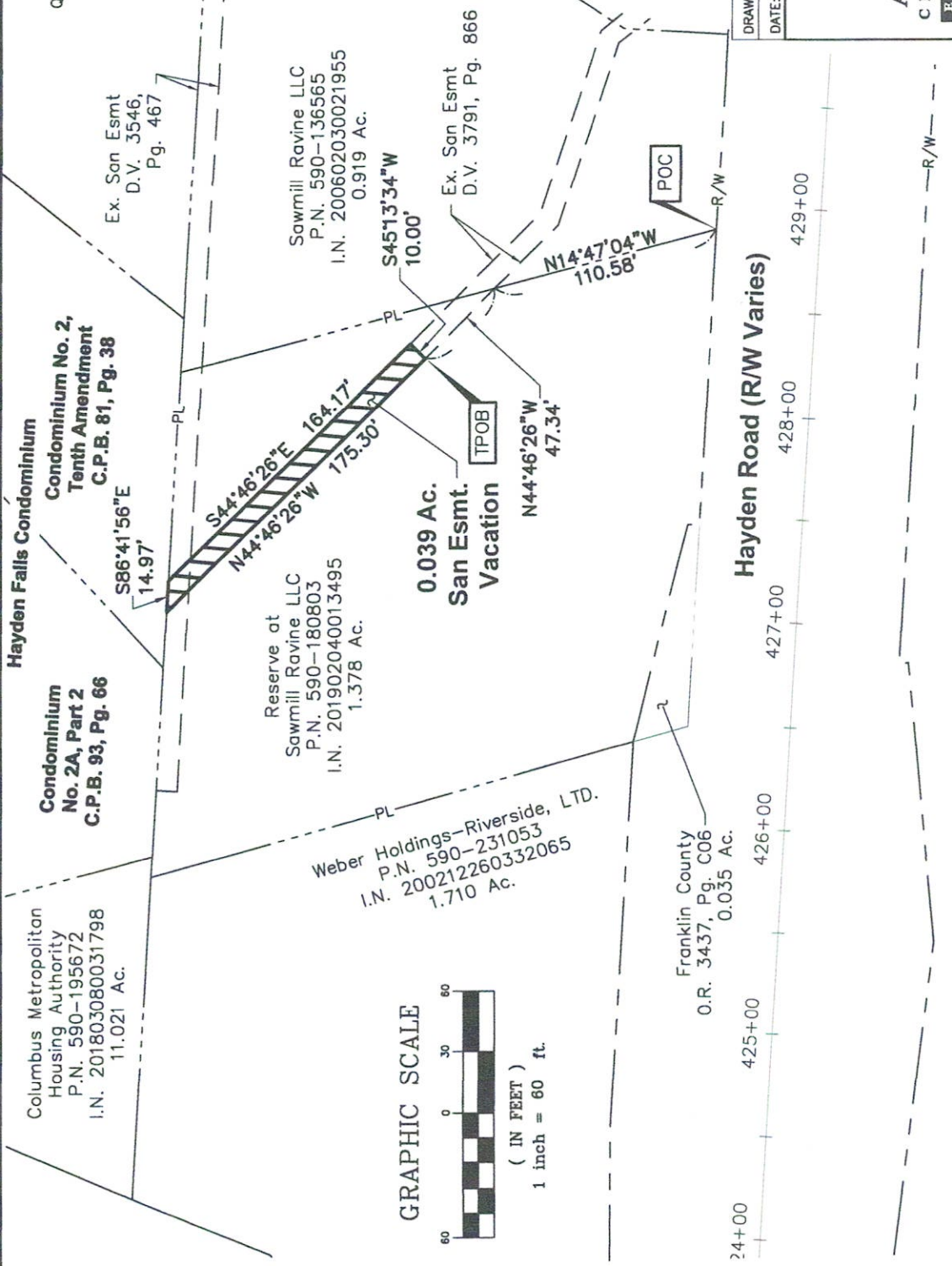
**0.039 Acre San Vacation**  
 Quarter Township 3, Township 2, Range 19  
 United States Military District  
 City of Columbus, Franklin County, Ohio

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NRS2007). Said bearings were derived from GPS observation and determine a portion of the northerly right of way line of Hayden Road having a bearing of N86°43'05"W.



This Survey is based on existing records from Franklin County, and from actual field survey work.

ADVANCED CIVIL DESIGN, INC.  
 Jonathan E. Phelps Date  
 Reg. No. 8241



DRAWN BY: JEP JOB NO.: 18-0164-128  
 DATE: 8/09/2021 CHECKED BY: JEP

**ADVANCED CIVIL DESIGN**  
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