

## DESCRIPTION OF A 10' SANITARY EASEMENT

Situated in the State of Ohio, County of Franklin, City of Columbus, and being 0.043 acre tract (1865.64 sq.ft.) across and above Lots 31 & 32 of record in Beechwold Subdivision in Plat Book 12, Page 33, as conveyed to Beechwold Partners, LLC, by Instrument Number 201410200138611, Recorder's Office, Franklin County, Ohio and said 0.043 acre tract of land being more particularly described as follows;

Commencing for reference at westerly right-of-way of Olentangy Blvd (50') as recorded in said Beechwold Subdivision, and the easterly line of said Lot 31, said point being the **TRUE POINT OF BEGINNING** for the acreage described herein, thence;

**S 29° 13' 00" E**, a distance of **5.38 feet**, along the westerly right-of-way of said Olentangy Blvd and the easterly line of said Lot 31 to a point on a tangential curve to the left, thence;

With an arc of a curve to the left, having a central angle of **1° 11' 11"**, a radius of **225.00 feet**, an arc length of **4.66 feet**, a chord that bears **S 29° 42' 23" E**, and a chord distance of **4.66 feet**, with the westerly line of said Olentangy Boulevard, and the easterly line of said Lot 31 thence;

**S 65° 23' 00" W**, a distance of **187.36 feet**, along the south line of said Lot 31 and the north line of said Lot 32, crossing an easement of record in 557-SE, 16, 368, Mcpeek to a point on the westerly line of said Lots 31 & 32, thence;

**N 17° 33' 00" W**, a distance of **10.08 feet**, along the westerly line of said Lot 31 to a point, thence;

**N 65° 23' 00" W**, a distance of **185.52 feet**, going through said Lot 31 to the **TRUE POINT OF BEGINNING**, containing 0.043(1865.64 sq.ft.) acres, more or less, subject to all easements, restrictions and right-of-way of record.

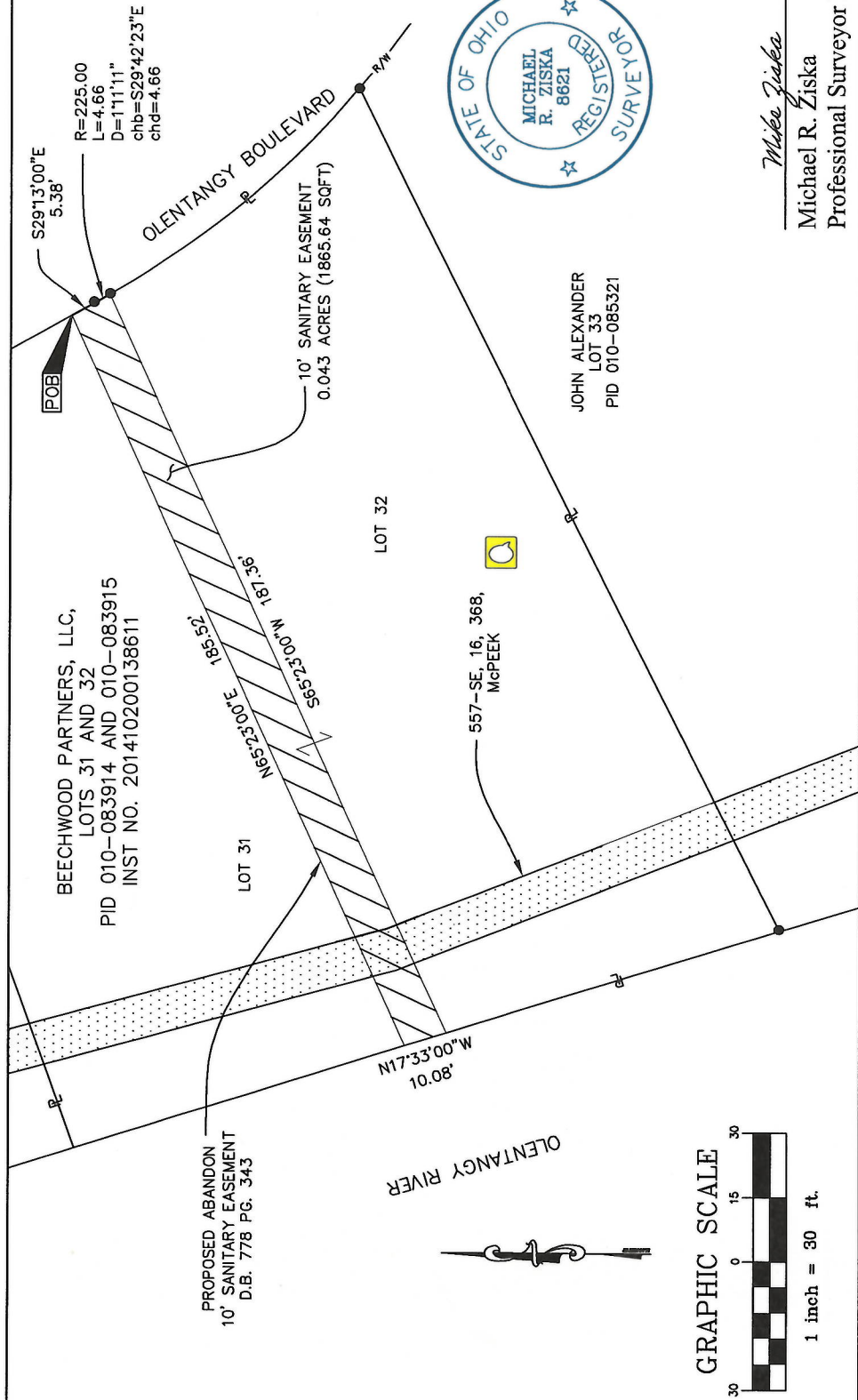
Bearings shown herein are based upon the westerly lines of said Lots 31 & 32 as shown on the Beechwold Subdivision in Plat Book 12, Page 33 as being **S 17° 33' 00" E**. This description is based upon information obtained from records on file with the Recorder's and Auditor's Offices of Franklin County, Ohio.

See attached Exhibit "A"

Michael R. Ziska

PS 8621

**DESCRIPTION OF A 10' SANITARY SEWER EASEMENT EXHIBIT "A"**  
**SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN,**  
**CITY OF COLUMBUS**



*Mike Ziska*  
**Michael R. Ziska**  
 Professional Surveyor No. 8621

6-6-2017  
 Date