

**0.084 ACRE SANITARY SEWER EASEMENT
DYER-LAZAR HSTS ELIMINATION
PARCEL NO. 1
PID: 570-196742**

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 424, being part of Lot 28 of M. Jeannette McDowell's Dyer Road Addition, as recorded in Plat Book 17, Page 344, as conveyed to Christian Medina and Cesar Lopez in Instrument Number 200611200231976, all records being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING from FCGS 1233, being an aluminum cap in PVC encased concrete monument, being at the centerline intersection of Brown Road (R/W Varies) and Dyer Road;

Thence along the centerline of said Brown Road, North 00°39'49" West, 2018.95 feet to a point;

Thence across said Brown Road, South 89°18'18" West, 25.00 feet to a point, being on the northeasterly corner of said Lot 28, also being on the westerly right-of-way line of said Brown Road, said point being the **TRUE POINT OF BEGINNING**;

Thence along the westerly right-of-way line of said Brown Road and the easterly line of said Lot 28, South 00°41'42" East, 25.32 feet to a point;

Thence across said Lot 28, the following two (2) courses:

South 89°19'13" West, 143.90 feet to a point;

North 00°45'49" West, 25.32 feet to a point, being on the northerly line of said Lot 28 and the southerly line of Lot 243 of Willow Creek Section No. 4, as recorded in Plat Book 50, Page 115, conveyed to Ashley J. Hamilton and Curtis Hamilton Jr in Instrument Number 201710190145715;

Thence along the northerly line of said Lot 28 and the southerly line of said Lot 243 and Lot 211 of said Willow Creek Section No. 4, as conveyed to Jacob Beever and Walter Beever in Instrument Number 201901020000362, North 89°19'11" East, 143.93 feet to a point, being on the westerly line of said Brown Road and the northeasterly corner of said Lot 28, said point being the **POINT OF TRUE BEGINNING**, containing 0.084 acres (3,644 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 the existing centerline of right-of-way of Brown Road as being North 00°41'42" West 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 October 24, 2019.

Matthew Lee Sloat, PS 8342

Date