

**0.018 ACRE SANITARY SEWER EASEMENT
DYER-LAZAR HSTS ELIMINATION
PARCEL NO. 13
PID: 570-145400**

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 4641, being part of a 1.133 acre tract conveyed as Parcel 8 to Valley Creek Park, LLC in Instrument Number 201512110173993, 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 northwesterly corner of said 1.133 acre tract and the northeasterly corner of a 2.0449 acre tract conveyed to Roger A. Hambel and Joanna L. Pugh in Instrument Number 201710030137387;

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 across said 1.133 acre tract, the following four (4) courses:

South 48°29'03" East, 45.72 feet to a point, being on the northerly line of an existing 30' sanitary sewer easement recorded in Official Record Volume 34050 Page D05;

Along the northerly line of said existing easement, South 78°00'11" West, 5.36 feet to a point;

Continuing along the northerly line of said existing easement, South 71°05'13" West, 23.79 feet to a point;

North 48°29'03" West, 17.64 feet to a point, being on the easterly line of said 2.0449 acre tract and the westerly line of said 1.133 acre tract;

Thence along the easterly line of said 2.0449 acre tract and the westerly line of said 1.133 acre tract, North 13°45'50" East, 28.25 feet to a point, said point being the **POINT OF TRUE BEGINNING**, containing 0.018 acres (784 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.

Matthew Lee Sloat, PS 8342

Date