

**0.062 ACRE SANITARY SEWER EASEMENT
DYER-LAZAR HSTS ELIMINATION
PARCEL NO. 7
PID: 570-198868**

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 4641, being part of a 1.5 acre tract conveyed to Matthew C. Fleece in Instrument Number 201108020095758, all records being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING from FCGS 6111, being a bronze disk in PVC encased concrete monument, being at the centerline of Dyer Road (R/W varies);

Thence along the centerline of said Dyer Road, South 87°39'38" East, 934.95 feet to a point, being the northeasterly corner of said 1.5 acre tract and the northwesterly corner of a 1.532 acre tract conveyed to Conley Newsome, Trustee of the Trust of Conley Newsome as Parcel VI in Instrument Number 200610050199299;

Thence across said Dyer Road, along the easterly line of said 1.5 acre tract and the westerly line of said 1.532 acre tract, South 01°07'22" West, 363.64 feet to a point, said point being the **TRUE POINT OF BEGINNING**:

Thence continuing along the easterly line of said 1.5 acre tract and the westerly line of said 1.532 acre tract, South 01°07'22" West, 25.32 feet to a point;

Thence across said 1.5 acre tract, North 79°46'59" West, 108.17 feet to a point, being on the westerly line of said 1.5 acre tract and the easterly line of a 1.674 acre tract conveyed to David G. Newsome and Denise J. Newsome in Instrument Number 200702130026599;

Thence along the westerly line of said 1.5 acre tract and the easterly line of said 1.674 acre tract, North 01°07'22" East, 25.41 feet to a point;

Thence across said 1.5 acre tract, the following two (2) courses:

South 61°31'33" East, 0.30 feet to a point;

South 79°46'59" East, 107.90 feet to a point, said point being the **POINT OF TRUE BEGINNING**, containing 0.062 acres (2,704 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 87°39'38" 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 30, 2019.

Matthew Lee Sloat, PS 8342

Date