

**0.176 ACRE SANITARY SEWER EASEMENT  
DYER-LAZAR HSTS ELIMINATION  
PARCEL NO. 9  
PID: 435-273779**

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 4641, being part of a 2.509 acre tract conveyed to Janice M. Conway in Instrument Number 201405210063190, 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, 1070.17 feet to a point, being the northeasterly 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 and the northwesterly corner of said 2.509 acre tract;

Thence along the easterly line of said 1.532 acre tract and the westerly line of said 2.509 acre tract, South 06°21'22" West, 378.46 feet to a point, said point being the **TRUE POINT OF BEGINNING**:

Thence across said 2.509 acre tract, the following six (6) courses:

South 79°46'59" East, 3.48 feet to a point;

South 18°19'03" East, 254.78 feet to a point;

South 38°26'34" East, 67.68 feet to a point, being on the northerly line of a 30' sanitary sewer easement recorded in Official Record Volume 34965 Page F13;

Along the northerly line of said 30' sanitary sewer easement, South 51°33'26" West, 25.00 feet to a point;

North 38°26'34" West, 71.95 feet to a point;

North 18°16'43" West, 213.71 feet to a point, being on the easterly line of said 1.532 acre tract and the westerly line of said 2.509 acre tract;

Thence along the easterly line of said 1.532 acre tract and the westerly line of said 2.509 acre tract, North 06°21'22" East, 52.08 feet to a point, said point being the **POINT OF TRUE BEGINNING**, containing 0.176 acres (7,660 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 November 1, 2019.

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Matthew Lee Sloat, PS 8342

Date