

**LEGAL DESCRIPTION  
0.009 ACRE  
EASEMENT VACATION**

Situated in the State of Ohio, County of Franklin, in the City of Columbus, being part of Virginia Military Survey No. 1393, being part of Lot No. 1 of M.L. Sullivant's Subdivision of Land in Franklin Township, being part of Lot 25 of A.E. Davis Subdivision of Old State Fair Grounds of record in Plat Book 2, Page 257, being part of a 1.532 acre tract as conveyed to Franklinton Apartments I QOZB, LLC in Instrument 202206230093236, being part of a 15.0' x 100.0' Sanitary Sewer Easement, of record in Official Record Volume 27417, Page G19, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

**BEGINNING** at the northeasterly corner of said 1.532 acre tract, being on the southerly right-of-way line of Mt. Carmel Mall (width varies), being on the northerly line of said easement;

Thence along the easterly line of said 1.532 acre tract, across said easement, South 08°14'51" East, 15.00 feet to the southerly line of said easement;

Thence along the southerly line of said easement, across said 1.532 acre tract, South 81°29'50" West, 24.93 feet to the southwesterly corner of said easement;

Thence continuing across said 1.532 acre tract, along the westerly line of said easement, North 08°30'10" West, 15.00 feet to the northwesterly corner of said easement, being on the northerly line of said 1.532 acre tract and the southerly right-of-way line of said Mount Carmel Mall;

Thence along the northerly line of said easement and said 1.532 acre tract, along the southerly line of said Mount Carmel Mall, North 81°29'50" East, 25.00 feet to **THE TRUE POINT OF BEGINNING**, containing 0.009 acres (374 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.

The bearings described herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by ODOT RTN observations, with the centerline of South Souder Avenue bearing South 08°16'07" East.

This description is based on a field survey conducted by E.P. Ferris and Associates from March 19, 2021 through July 13, 2022.

This description was prepared by Matthew Lee Sloat, Registered Surveyor No. 8342, of E.P. Ferris and Associates, Inc. on November 3, 2022.

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Matthew Lee Sloat, PS

Date

Registered Surveyor No. 8342