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Exhibit "B"

**Description of a 0.138 Acre Easement
For
OHIO POWER COMPANY**

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 1108, and being part of a 165.073 acre tract of land conveyed to The City of Columbus, as recorded Official Record 17751E16. All references contained herein are to the Franklin County Recorder's Office, Columbus, Ohio and being shown on Exhibit "A" attached hereto and being made a part thereof and more particularly bounded and described as follows:

Commencing for reference at a point in the center of State Route 104 aka Jackson Pike (aka Columbus-Chillicothe Western Road, 60' R/W as shown in Right of Way plans S.H. (I.C.H.) 453 SEC. A & B), said point being a westerly corner of said 165.073 acre tract and the Southwest corner of a 5.001 acre tract of land conveyed to Charles S. Adams and Amberly D. Adams, as recorded in Instrument Number 202112150227577;

Thence, N 82°56'39" E, 30.30 feet with a northwesterly line of said 165.073 acre tract and the South line of said 5.001 tract to a point on the easterly right-of-way line of said State Route 104, said point being the **True Point of Beginning** of the herein described 0.138 acre easement;

Thence, N 82°56'39" E, 10.10 feet continuing with a northwesterly line of said 165.073 acre tract and the South line of said 5.001 acre tract to a point;

Thence, S 14°56'28" E, 599.53 feet leaving the South line of said 5.001 acre tract and running within said 165.073 acre tract to a point on the South line of said 165.073 acre tract, said point being on the North line of a 6.100 acre tract of land conveyed to Jeffrey M. Salyards and Melissa L. Salyards, as recorded in Instrument Number 201909230123558;

Thence, S 83°07'05" W, 10.10 feet with the South line of said 165.073 acre tract and the North line of said 6.100 acre tract to a point on the easterly right-of-way line of said State Route 104;

Thence, N 14°56'28" W, 599.50 feet with the easterly right-of-way line of said State Route 104 to the **Point of Beginning** and containing 0.138 acres of land, more or less, being subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record.

Bearings are based on measurements and computations on the Ohio State Plane Coordinate System, Ohio South Zone, North American Datum 1983.

This document is for easement purposes only and has been compiled using existing public records along with field collected information.



David A. Sanford
David A. Sanford, P.S. 8721 12/22/23

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