

## SEWER EASEMENT

Situated in the City of Columbus, County of Franklin, State of Ohio, also known as being part of the Virginia Military Lands Survey No. 422, also known as being a portion of a parcel of land conveyed to 590 Van Buren, LLC as recorded in Instrument No. 201206070081278 of said County's Records, and being further bounded and described as follows:

Commencing at a Mag Nail set at the northeast corner of a parcel of land conveyed to Edward F. James, Trustee, of the Edward F. James Revocable Trust dated January 2, 2000 as recorded in Instrument No. 200009200191134, the northwest corner of said 590 Van Buren, LLC, on the centerline of W. Mound St. (60 feet wide) and the line between said V.M.S No. 422 and V.M.S. No. 1393, thence along the north line of said 590 Van Buren, LLC, said centerline, the north line of said V.M.S. No. 422 and the south line of said V.M.S. No. 1393, N 71° 05' 48" E for a distance of 628.97 feet to a Mag Nail set at the northeast corner of said 590 Van Buren, LLC and the northwest corner of a parcel of land conveyed to the City of Columbus as recorded in Instrument No. \_\_\_\_\_, thence along the west line of said City of Columbus, S 19° 16' 09" E for a distance of 117.50 feet to a point, passing over a 5/8 inch rebar with cap "GPD" set on the south right of way line of said W. Mound St. at 30.00 feet, said point being the **TRUE PLACE OF BEGINNING** of the parcel of land hereinafter described, thence clockwise along the following four (4) courses and distances:

1. Thence continuing along said west line, S 19° 16' 09" E for a distance of 30.00 feet to a point at the northerly line of a 15 foot wide City of Columbus Sewer Easement as recorded in Volume 1002, Page 434 (Parcel B);
2. Thence along said northerly line, S 71° 05' 48" W for a distance of 15.00 feet to a point;
3. N 19° 16' 09" W for a distance of 15.00 feet to a point;
4. N 25° 54' 50" E for a distance of 21.15 feet to the True Place of Beginning and containing 0.0077 acres (337 sq.ft.) of land, more or less, as surveyed by Steven L. Mullaney, P.S. Number 7900, for Glaus, Pyle, Schomer, Burns & DeHaven, Inc., dba GPD Group, in April of 2013.

Basis of Bearing is State Plane Grid North, NAD 83 (CORS 96), Ohio South Zone, as established using GPS observations processed against the Ohio CORS network, with the centerline of W. Mound St. N 71° 05' 48" E, and are used to denote angles only.