

**SEWER EASEMENT VACATION
0.191 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 1, Township 1, Range 16, United States Military District, being in a 16.877 acre tract as conveyed to Columbus East Senior Living, LLC in Instrument Number 201711130159656 and being more particularly described as follows:

Commencing at the southwest corner of said 16.877 acre tract, the southeast corner of 43.837 acre tract as conveyed to Mount Carmel Health System in Instrument Number 200312110392742, and being in the centerline of East Broad Street;

Thence with the west line of said 16.877 acre tract and the east line of said 43.837 acre tract, **N 07° 46' 11" W, 339.98 feet** to an angle point in the west line of said 16.877 acre tract, an angle point in the east line of said 43.837 acre tract, and being in the south line of a 7.327 acre tract as conveyed to Mount Carmel Health System in Instrument Number 200501280017471;

Thence continuing with the west line of said 16.877 acre tract and the south line of said 7.327 acre tract, **N 82° 00' 19" E, 319.39 feet** to an angle point in the west line of said 16.877 acre tract and being the southeast corner of said 7.327 acre tract;

Thence continuing with the west line of said 16.877 acre tract and with the east line of said 7.327 acre tract, and also along the east line of a 84.083 acre tract as conveyed to NASDI, LLC in Instrument Number 201210260162896, **N 07° 00' 02" W, 491.94 feet** to an angle point in the west line of said 16.877 acre tract and an angle point in the east line of said 84.083 acre tract;

Thence continuing with the west line of said 16.877 acre tract and the east line of said 84.083 acre tract, **N 82° 59' 58" E, 116.13 feet** to an angle point in the west line of a 0.255 acre existing sewer easement recorded in Instrument Number 200708130142484 and being the **TRUE POINT OF BEGINNING** for the sewer easement vacation herein described as follows;

Thence continuing with the west line of said 16.877 acre tract, the east line of said 84.083 acre tract, and the west line of said 0.255 existing sewer easement, **N 82° 59' 58" E, 25.00 feet** to the east line of said 0.255 existing sewer easement;

Thence the following two (2) courses across said 16.877 acre tract with the east line of said 0.255 acre existing sewer easement:

1. **S 07° 28' 39" E, 197.82 feet;**
2. **N 82° 13' 13" E, 75.85 feet;**

Thence across said 16.877 acre tract and said 0.255 existing sewer easement, **S 03° 50' 20" E, 39.23 feet** to the south line of said 0.255 acre existing sewer easement;

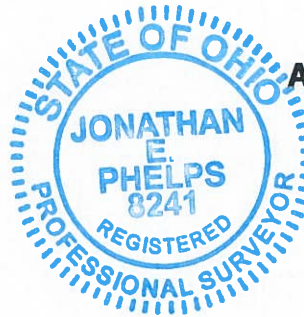
Thence with the south line of said 0.255 acre existing sewer easement across said 16.877 acre tract, **S 88° 40' 32" W, 98.93 feet** to the southwest corner of said 0.255 acre existing sewer easement;

Thence with the west line of said 0.255 acre existing sewer easement across said 16.877 acre tract, **N 07° 28' 39" W, 226.17 feet** to the **TRUE POINT OF BEGINNING**, containing **0.191 acres**, more or less.

The above description was prepared by Advanced Civil Design Inc. and based on existing Franklin County records, along with an actual field survey performed August, 2016. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation that determine a portion of the centerline of East Broad Street between two magnails having a bearing of N 82° 22' 23" E.

All references used in this description can be found at the Recorder's Office Franklin County, Ohio.



ADVANCED CIVIL DESIGN INC.

Jonathan E. Phelps 8/17/2021

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