

**UTILITY EASEMENT  
0.171 ACRE**

Situate in the State of Ohio, County of Franklin, Township of Jefferson, lying in Lot 34, Quarter Township 1, Township 1, Range 16, United States Military Lands, being on, over and across the 3.116 acre tract conveyed to Mat Flanagan LLC by deed of record in Instrument Number 200701040002745 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an angle point in the westerly right-of-way line of Reynoldsburg-New Albany Road (right-of-way width varies), being at the northeasterly corner of said 3.116 acre tract, on the northerly line of that 50 feet wide Highway Easement of record in Official Record 16789B14 and on the westerly line of the 0.4674 acre tract conveyed as Parcel 36-WD to the County of Franklin by deed of record in Deed Book 3650, Page 41;

thence North 85° 07' 21" West, with the northerly line of said 3.116 acre tract and partly with said westerly right-of-way line, a distance of 15.23 feet to an angle point in the westerly right-of-way line of Reynoldsburg-New Albany Road, being the northwesterly corner of said 50 feet wide Highway Easement and the TRUE POINT OF BEGINNING;

thence South 05° 07' 04" East, across said 3.116 acre tract, with said westerly right-of-way line, a distance of 238.24 feet to a point;

thence South 84° 54' 13" West, continuing across said 3.116 acre tract, a distance of 31.84 feet to a point;

thence North 04° 40' 29" West, continuing across said 3.116 acre tract, a distance of 243.51 feet to a point in the northerly line of said 3.116 acre tract;

thence South 85° 07' 21" East, with said northerly line, a distance of 30.42 feet to the TRUE POINT OF BEGINNING, containing 0.171 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King  
Professional Surveyor No. 8307

Date