



**0.016-ACRE (10 ft. WIDE) EASEMENT**

Situated in the State of Ohio, County of Franklin, City of Columbus and being part of Quarter-Township 4, Township 2, Range 19 of the United States Military Lands and being part of the east half of Lot 1 as the same is numbered and delineated on a plat of survey of Henry Brown’s Land as recorded in Deed Book 12, Page 250 and also being part of a 58.058-acre tract as conveyed to City of Columbus, Ohio, hereinafter being referred to as “grantor”, by deed of record in Instrument 201908150103764, all records of the Franklin County Recorder’s Office and being more particularly described as follows:

**Commencing** at Franklin County Geologic Survey Monument Number 5059 found at an angle point in the centerline of West Case Road (80’ Wide);

Thence along the centerline of West Case Road South 87° 17’ 46” East for a distance of 6.71 feet to the northeasterly corner of a 2.113-acre tract of land conveyed to The City of Columbus, Ohio by deed of record in Instrument Number 202601130005627;

Thence along the easterly line of said 2.113-acre tract and the westerly line of a 9.250-acre tract of land conveyed to Dublin Local School District Board of Education by deed of record in Official Record 21298, Page G01, South 03° 01’ 58” West for a distance of 55.00 feet to the southeasterly corner of said 2.113-acre tract, said point also being the grantor’s northeasterly corner;

Thence along the southerly line of said 2.113-acre tract and the grantor’s northerly line, North 87° 17’ 46” West for a distance of 6.45 feet to an angle point;

Thence continuing along the southerly line of said 2.113-acre tract and the grantor’s northerly line North 87° 10’ 45” West for a distance of 38.80 feet to the **True Point of Beginning**;

Thence across the grantor’s property the following 5 (five) courses:

- 1) **South 07° 12’ 23” West** for a distance of **56.64 feet** to a point;
- 2) **North 87° 07’ 42” West** for a distance of **22.00 feet** to a point;
- 3) **North 02° 52’ 18” East** for a distance of **10.00 feet** to a point;
- 4) **South 87° 07’ 42” East** for a distance of **12.73 feet** to a point;
- 5) **North 07° 12’ 23” East** for a distance of **46.60 feet** to a point in the southerly line of said 2.113-acre tract and the grantor’s northerly line;

Thence along the southerly line of said 2.113-acre tract and the grantor’s northerly line **South 87° 10’ 45” East** for a distance of **10.03 feet** to the **True Point of Beginning** and containing **0.016 acres**, more or less, all of which are within Franklin County Auditor’s Parcel No. 590-159023 and being subject to all other legal easements, agreements, and rights-of-way of record.

Bearings are based on the centerline of West Case Road being S 87° 10’ 45” E between “FCGS 0051” and “FCGS 5059” as referenced to State Plane Coordinates Ohio South Zone NAD83 with 2011 NSRS Adjustment (Epoch 2010.00) as established by GPS observations using the Ohio Department of Transportation Real-Time Network (ODOT RTN).

This description was prepared by Dan L. Quick, Ohio Professional Survey No. 7803 from an actual field survey performed in January, 2025 by Korda/Nemeth Engineering, Inc.

Dan L. Quick, P.S. 7803  
Korda-Nemeth Engineering Inc.



April 1, 2026  
Date