

LEGAL DESCRIPTION
0.057 ACRE EASEMENT

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 2, Township 1, Range 17, United States Military Lands, being part of Lot 2 of SUNBURY DOWNS SUBDIVISION NO. 1 of record in Plat Book 27, Page 36, as conveyed to Edward H. Nelson in Instrument Number 202206060084220 of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 2;

Thence along the northerly line of said Lot 2, South 86°49'35" East, 25.34 feet to a point;

Thence across said Lot 2, South 12°36'25" West, 104.15 feet to a point in the southerly line of said Lot 2;

Thence along said southerly line, North 77°23'35" West, 5.00 feet to a point of curvature;

Thence continuing along said southerly line, along a curve to the right with a radius of 20.00 feet, a central angle of 90°00'00", an arc length of 31.42 feet, and a chord which bears North 32° 23' 35" West, a distance of 28.28 feet to a point of tangency on the westerly line of said Lot 2;

Thence along said westerly line, North 12°36'25" East, 80.00 feet to the **POINT OF BEGINNING**.

Containing 0.057 acres (2,466 S.F.), more or less, and being a 0.057 acre part of Parcel Number 010-146608.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by ODOT RTN observations, with the centerline of Sunbury Road bearing South 12°36'25" West.

This description was prepared by Garrett G. Brown, Ohio Registered Professional Surveyor 8797.

This description was prepared on July 13, 2023.



Garrett Brown

7/17/23

Garrett G. Brown, PS, E.I. 8797

Date