

**LEGAL DESCRIPTION
0.156 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 a 5.785 acre tract as conveyed to LEWIS R. SMOOT, SR. and GENEVIEVE W. SMOOT in Official Record 8840 Page 117 of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the northeast corner of said 5.785 acre, said point being in the centerline of Sunbury Road;

Thence along the northerly line of said 5.785 acre tract, North 77°23'35" West, 132.11 feet to the **POINT OF BEGINNING**;

Thence leaving said northerly line and across said 5.785 acre tract for the following two (2) courses:

- 1) South 63°19'58" West, 11.84 feet to a point;
- 2) South 32°31'43" West, 258.74 feet to a point on the southerly line of said 5.785 acre tract;

Thence along said southerly line, North 89°34'50" West, 29.51 feet to a point;

Thence leaving said southerly line and across said 5.785 acre tract, North 32°31'43" East, 273.34 feet to point on the northerly line of said 5.785 acre tract;

Thence along said northerly line, South 77°23'35" East 33.04 feet to the **POINT OF BEGINNING**.

Containing 0.156 acres (6,775 S.F.), more or less, and being a 0.156 acre part of Parcel Number 010-062972.

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 June 22, 2023.



Garrett Brown

7/17/23

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

Date