

**LEGAL DESCRIPTION
0.052 ACRE EASEMENT**

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 3, Township 1, Range 17, United States Military Lands, being part of a 1.000 acre tract as conveyed to NAPOLEON A. BELL II in Instrument Number 201108120100966 of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the southeast corner of said 1.000 acre tract, said point being in the centerline of Sunbury Road;

Thence along the southerly line of said 1.000 acre tract, South 83°45'32" West, 254.61 feet to the **POINT OF BEGINNING**;

Thence continuing along said southerly line, South 83°45'32" West, 25.02 feet to a point;

Thence leaving said southerly line and across said 1.000 acre tract, North 08°44'08" West, 90.67 feet to point on a northerly line of said 1.000 acre tract;

Thence along said northerly line North 86°37'02" East, 25.11 feet to a point;

Thence leaving said northerly line and across said 1.000 acre tract, South 08°44'08" East, 89.41 feet to the **POINT OF BEGINNING**.

Containing 0.052 acres (2,251 S.F.), more or less, and being a 0.052 acre part of Parcel Number 010-252465.

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 05°00'02" West.

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

This description was prepared on June 22, 2023.



Garrett Brown 6/22/23
Garrett G. Brown, PS, E.I. 8797 Date