

LEGAL DESCRIPTION
0.062 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 1.009 acre tract as conveyed to HOWARD J. ROGERS AND SIMONNE V. ROGERS in Instrument Number 200211250301030 of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the northeast corner of said 1.009 acre tract, said points being in the centerline of Sunbury Road;

Thence along the northerly line of said 1.009 acre tract, South 83°45'32" West, 254.61 feet to the **POINT OF BEGINNING**;

Thence leaving said northerly line and across said 1.009 acre tract for the following three (3) courses:

- 1) South 08°44'08" East, 52.00 feet to a point;
- 2) South 24°13'30" West, 31.34 feet to a point;
- 3) South 14°11'48" East, 27.49 feet to a point on the southerly line of said 1.009 acre tract;

Thence continuing along said southerly line, North 86°22'08" West, 26.65 feet to a point;

Thence leaving said southerly line and across said 1.009 acre tract for the following three (3) courses:

- 1) North 13°26'06" West, 28.05 feet to a point;
- 2) North 24°13'30" East, 32.65 feet to a point;
- 3) North 08°44'08" West, 45.70 feet to a point on the northerly line of said 1.009 acre tract;

Thence along said northerly line, North 83°45'32" East, 25.02 feet to the **POINT OF BEGINNING**.

Containing 0.062 acres (2,722 S.F.), more or less, and being a 0.062 acre part of Parcel Number 010-252466-00.

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

7/17/23

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

Date