

**LEGAL DESCRIPTION
0.105 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 0.930 acre tract (TRACT 1) and part of a 1.054 acre tract (TRACT 2) as conveyed to Dorcella L Washington in Instrument Number 202202240030850 of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the northeast corner of said 0.930 acre tract, said point being in the centerline of Sunbury Road;

Thence along the northerly line of said 0.930 acre tract, North 86°22'08" West, 238.73 feet to the **POINT OF BEGINNING**;

Thence leaving said northerly line and across said 0.930 acre tract and said 1.054 acre tract for the following six (6) courses:

- 1) South 14°11'48" East, 174.02 feet to a point;
- 2) South 62°43'18" West, 19.68 feet to a point to a point on the easterly line of a 20 foot sanitary easement of record in Deed Book 2470, Page 238;
- 3) Continuing along said easterly line, North 20°27'44" West, 70.93 feet to a point of curvature;
- 4) Along a curve to the left with a radius of 40.00 feet, a central angle of 24°28'17", an arc length of 17.08 feet, and a chord which bears North 32° 52' 33" West, a distance of 16.95 feet to a point;
- 5) Leaving said easterly line, North 44°53'18" East, 6.63 feet to a point;
- 6) North 13°26'06" West, 96.66 feet to a point on the northerly line of said 0.930 acre tract;

Thence along said northerly line, South 86°22'08" East 26.65 feet to the **POINT OF BEGINNING**.

Containing 0.105 acres (4,558 S.F.), more or less, and being a 0.105 acre part of Parcel Number 010-252466.

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 G. Brown

6/22/23

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

Date