

LEGAL DESCRIPTION
0.068 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 1.15 acre tract as conveyed to 1840 Sunbury LLC in Instrument Number 202110070180765 of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the northwest corner of said 1.15 acre tract, said point being in the centerline of Sunbury Road;

Thence along said centerline and the westerly line of said 1.15 acre tract, South 16°10'26" West, 101.66 feet to a point;

Thence leaving said centerline and westerly line, and across the right-of-way of said Sunbury Road, South 79°06'49" East, 25.11 feet to a point on the easterly right-of-way line of said Sunbury Road, said point being the **POINT OF BEGINNING**;

Thence along said easterly right-of-way line, North 16°10'26" East, 21.17 feet to a point;

Thence leaving said easterly right-of-way line and across said 1.15 acre tract for the following five (5) courses:

- 1) South 52°22'02" East, 57.66 feet to a point;
- 2) South 84°27'33" East, 59.29 feet to a point, crossing a 10-foot sanitary easement as shown on RP3570 (6412-SE);
- 3) South 05°32'27" West, 25.00 feet to a point;
- 4) North 84°27'33" West, 66.48 feet to a point;
- 5) North 52°22'02" West, 53.79 feet to a point on said easterly right-of-way line of Sunbury Road;

Thence along said easterly right-of-way line, North 05°35'56" East, 6.25 feet to the **POINT OF BEGINNING**.

Containing 0.068 acres (2,977 S.F.), more or less, and being a 0.068 acre part of Parcel Number 010-167523.

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 16°10'26" West.

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

This description was prepared on October 10, 2023.



 10/10/23

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