

**LEGAL DESCRIPTION**  
**0.183 ACRE TEMPORARY 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 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 southeasterly corner of said Tract 1, the northeasterly corner of said Tract 2, and on the centerline of Sunbury Road (width varies);

Thence across the right-of-way line of said Sunbury Road, along the southerly line of said Tract 1, and along the northerly line of said Tract 2, North 84°59'58" West, 30.00 feet to the **POINT OF BEGINNING** on the westerly right-of-way line of said Sunbury Road;

Thence continuing along said southerly line of Tract 1 and said northerly line of Tract 2, North 84°59'58" West, 140.58 feet to a point;

Thence leaving said southerly line of Tract 1 and said northerly line of Tract 2, and across said Tract 2 the following two (2) courses:

- 1) South 14°11'48" East, 53.14 feet to a point;
- 2) South 75°48'12" West, 30.00 feet to an easterly corner of a sanitary easement conveyed by a separate instrument;

Thence continuing across said Tract 2, across said Tract 1, and along the easterly line of said sanitary easement, North 14°11'48" West, 174.02 feet to a point on the northerly line of said Tract 1;

Thence along said northerly line of Tract 1, South 86°22'08" East, 31.51 feet to a point;

Thence leaving said northerly line of Tract 1 and across said Tract 1 the following three (3) courses:

- 1) South 14°11'48" East, 90.06 feet to a point;
- 2) South 84°59'58" East, 147.54 feet to a point on said westerly right-of-way line of Sunbury Road;
- 3) Along said westerly right-of-way line, South 05°00'02" West, 20.00 feet to the **POINT OF BEGINNING**, containing 0.183 acres (7,957 S.F.), more or less, and being a 0.183 acre part of Parcel Number 010-252467.

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 August 23, 2023.



*Garrett G. Brown*

8/23/23

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

Date