

LEGAL DESCRIPTION
0.045 ACRE TEMPORARY EASEMENT

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 2, Township 1, Range 17, United States Military Lands, being part of a 5.785 acre tract as conveyed to LEWIS R. SMOOT, SR. and GENEVIEVE W. SMOOT in Official Record 8840 Page 117 of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the northeast corner of said 5.785 acre, said point being on the centerline of Sunbury Road (width varies);

Thence across the right-of-way of said Sunbury Road, along the northerly line of said 5.785 acre tract and along the northerly line of a sanitary easement conveyed by a separate instrument, North 77°23'35" West, 165.15 feet to the **POINT OF BEGINNING** at the northerly corner of said sanitary easement;

Thence leaving said northerly line and across said 5.785 acre tract the following three (3) courses:

- 1) Along the northwesterly line of said sanitary easement, South 32°31'43" West, 102.25 feet to a point;
- 2) Leaving said northwesterly line of the sanitary easement, North 57°28'17" West, 20.00 feet to a point;
- 3) North 32°31'43" East, 95.00 feet to a point on said northerly line of the 5.785 acre tract;

Thence along said northerly line of the 5.785 acre tract, South 77°23'35" East, 21.27 feet to the **POINT OF BEGINNING**, containing 0.045 acres (1,972 S.F.), more or less, and being a 0.045 acre part of Parcel Number 010-062972.

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 12°36'25" 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