Sanitary Easement Description ~ 0.054 Acres
East of Kenny Road
South of Bethel Road
-1-

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Quarter Township 1, Township 1, Range 19, United States Military District and containing 0.054 acres of land, more or less, said 0.054 acres being part of Tract 1, Unit 1 as shown in "4644-4654 Kenny Road Condominium" of record in Condominium Plat Book 175, Page 13 and declared in Instrument No. 200609070178807 (said Tract 1, Unit 1 being in the names of MJK Ventures Kenny Road LLC, NIK Dynasty Kenny Road LLC, MJK Dynasty Kenny Road LLC and Cliff Speck Kenny Road LLC), said 0.054 acres more particularly described as follows;

Beginning, for Reference, at the northeasterly corner of said "4644-4654 Kenny Road Condominium", said corner also being the southeasterly corner of that 1.957 acre tract "Kendall Park II Investment Condominium" of record in Condominium Plat Book 304, Page 803 and declared in Instrument No. 202409200098726, in the westerly railroad right-of-way line as conveyed to The Chesapeake and Ohio Railway Company of record in Deed Book 924, Page 338 (now known as CSX Transportation, Inc. by merger in Official Record 13283, Page G13) and being in the northeasterly corner of an existing 15' Sanitary Easement of record in Deed Book 2725, Page 511;

Thence **N 86° 20' 08" W,** with a southerly line of said "Kendall Park II Investment Condominium", the northerly line of said "4644-4654 Kenny Road Condominium" and the northerly line of said existing easement, **15.39 feet** to a northwesterly corner of said existing easement, the **True Point of Beginning;**

Thence **S 09° 14' 04" E,** across said "4644-4654 Kenny Road Condominium" and along the westerly line of said existing easement, **156.96 feet** to the southerly line of said "4644-4654 Kenny Road Condominium", the southwesterly corner of said existing easement and the northerly line of that 4.413 acre tract of land as conveyed to Storage Equities/PS Partners III – Mid-Ohio of record in Official Record 5940, Page B20;

Thence **N 86° 33' 55" W,** with a southerly line of said "4644-4654 Kenny Road Condominium" and the northerly 4.413 acre tract, **15.37 feet** to a point;

Thence **N 09° 14' 04" W,** across said "4644-4654 Kenny Road Condominium", **157.03 feet** to the northerly line of said "4644-4654 Kenny Road Condominium" and the southerly line of said "Kendall Park II Investment Condominium";

Thence **S 86° 20' 08" E,** with said common line, **15.39 feet** to the **True Point of Beginning** and containing **0.054 acres** more or less;

The above description was prepared by Advanced Civil Design Inc. on August 27, 2025 and is based on existing County Auditor records, County Recorder records and an actual field survey conducted in March of 2016.

The basis of bearings used for this easement are based on the NAD83 Ohio State Plane Coordinate System, South Zone (NSRS 2007) which determines the bearing of a portion of the centerline of Kenny Road to be N 20° 51' 18" E.

All references used in this description can be found at the Recorder's Office Franklin County Ohio.

STATE OF OHIO
DOUGLAS HOCK
S-7661
REGISTERED
PROFESSIONAL SURVEYOR

ADVANCED CIVIL DESIGN INC.

Douglas R. Hock, P.S. 7661 Date: 8/27/25

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