

PERMANENT SEWER EASEMENT

0.085 Acre Tract (3716.04 S.F.)

3-S1

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2, Township 1, Range 17 of the United States Military Lands and being part of 6.508 acres conveyed to Agler Green Limited Partnership as described in Instrument Number 200204010081623, all references being those on record in the Franklin County Recorder's Office and further described as follows:

Beginning for reference at FCGS Monument 3351 at the centerline intersection of Sunbury Road (60' wide) and Agler Road (width varies) and commencing at Sta 10+00.00;

Thence **South 86°18'10" East a distance of 2656.36 feet** easterly along the centerline of said Agler Road to a point at Sta 36+56.36;

Thence **North 14°10'48" East a distance of 41.02 feet** to the southwest corner of said 6.508 acres parcel, and southeast corner of a 4.348 acres parcel conveyed to Agler Green Limited Partnership as described in Instrument Number 200204010081623 and also being the northerly right-of-way of Agler Road (90') as described in Plat Book 43 Page 29 and being 40.00 feet left of Sta 36+66.41;

Thence **South 86°18'10" East a distance of 103.59 feet**, along the northerly right-of-way of said Agler Road to a point being 40.00 feet left of Sta 37+70.00 and the **Principal Place of Beginning**;

Thence **North 84°14'06" East a distance of 30.41 feet**, across said 6.508 acres parcel to a point being 45.00 feet left of Sta 38+00.00;

Thence **South 86°18'10" East a distance of 75.00 feet**, continuing across said 6.508 acres parcel to a point being 45.00 feet left of Sta 38+75.00;

Thence **North 69°09'34" East a distance of 50.57 feet**, continuing across and into said 6.508 acres parcel to a point being 66.00 feet left of Sta 39+21.00;

Thence **North 48°25'40" West a distance of 34.21 feet**, continuing across and into said 6.508 acres parcel to a point being 87.00 feet left of Sta 38+94.00;

Thence **North 40°34'02" East a distance of 30.00 feet**, continuing across and into said 6.508 acres parcel to a point being 111.00 feet of Sta 39+12.00;

Thence **South 49°25'58" East a distance of 60.00 feet**, continuing across said 6.508 acres parcel to a point being 75.00 feet left Sta 39+60.00;

Thence **South 86°18'10" East a distance of 3.56 feet**, continuing across said 6.508 acres parcel to the westerly right-of-way of Gatewood Road (60') as described in Plat Book 43 Page 29 and being 75.00 feet left of Sta 39+63.56;

Thence continuing along the westerly right-of-way of said Gatewood Road and a curve to the right having a radius of 574.91 feet and arc length of 4.99 feet, a chord bearing of **South 03°26'16" West a chord distance of 4.99 feet** being 69.98 feet left of Sta 39+63.58;

Thence along a curve to the right having a radius 30.00 feet and arc length of 47.13 feet, a chord bearing **South 48°41'21" West a chord distance of 42.43 feet**, to the northerly right-of-way of said Agler Road being 40.00 feet left of Sta 39+33.59;

Thence **North 86°18'10" West a distance of 163.58 feet**, along the northerly right-of-way of said Agler Road to a point being 40.00 feet left of Sta 37+70.00, and the **Principal Place of Beginning** containing 0.085 Acres (3716.04 S.F.) more or less.

Subject to all legal rights-of-way and/or easements, if any of previous record.

The above described area is entirely within Franklin County Auditor's Parcel Number 010-102830-00 in the Franklin County Auditor's Office.

Bearings shown are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96), said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the centerline of Agler Road (width varies), having a bearing of South 86°18'10" East and monumented by FCGS 3351 and 4459, is designated the "Basis of Bearing."

Basis of Stationing is set at 10+00.00 at an aluminum cap stamped "FCGS 3351" in PVC encased concrete monument inside a road monument box at the intersection of Agler Road with Sunbury Road.

The above description was prepared by Bemba K Jones, P.S. #7343 in November 2018 and is based on existing records and an actual field survey performed by XYZ Professional Services LTD. in July 2017. A drawing of the above description is attached hereto and made a part hereof.

Iron pins set are 5/8" diameter iron rebar 30" long with plastic cap inscribed BKJ 7343.

01/04/2019