

PERMANENT SEWER EASEMENT

0.159 Acre Tract (6942.61 S.F.)

3-S2

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 a part of 7.443 acres as conveyed to Agler Green Limited Partnership as described in Instrument No. 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 3327.40 feet** easterly along the centerline of said Agler Road to a point at Sta 43+27.40;

Thence **North 11°32'50" East a distance of 40.70 feet** to the southeast corner of said 7.443 acres parcel and southwest corner of a 6.733 acres parcel conveyed to Agler Elderly Housing Limited Partnership as described in Instrument No. 199710270127576 and 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 43+35.55 and the **Principal Place of Beginning**;

Thence **North 86°18'10" West a distance of 282.00 feet** along the southerly line of said 7.443 acres parcel and the northerly right-of-way of said Agler Road to a point being 40.00 feet left of Sta 40+53.55;

Thence along a curve to the right having a radius 30.00 feet and arc length 47.13 feet, chord bearing **North 41°17'52" West a chord distance of 42.43 feet** to the easterly right-of-way of Gatewood Road (60') as described in Plat Book 43 Page 29 and being 70.01 feet left of Sta 40+23.55;

Thence **South 69°21'35" East a distance of 17.20 feet** across said 7.443 acres parcel to a point being 65.00 feet left of Sta 40+40.00;

Thence **South 85°20'39" East a distance of 298.35 feet** across said 7.443 acres parcel to a point and the easterly line of said 7.443 acres parcel, westerly line of said 6.733 acres parcel and being 60.00 feet left of Sta 43+38.31;

Thence **South 11°32'50" West a distance of 20.19 feet** along the easterly line of said 7.443 acres parcel, westerly line of said 6.733 acres parcel to a point in the northerly right-of-way of said Agler Road being 40.00 feet left of Sta 43+35.55, and the **Principal Place of Beginning** containing 0.159 Acres (6942.61 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 010-006485-00 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