

PERMENENT SEWER EASEMENT

0.148 Acre Tract (6461.36 S.F.)

4-S

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 6.733 acres conveyed to Agler Ederly Housing Limited Partnership as described in Instrument Number 199710270127576, all references being those 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 southwest corner of said 6.733 acre parcel and also being the southeast corner of a 7.443 acres parcel conveyed to Agler Green Limited Partnership as described in Instrument Number 200204010081623, and being the northerly right-of-way line of Agler Road (90') as recorded 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 11°32'50" East a distance of 20.19 feet** along the westerly line of said 6.733 acre parcel and easterly line of said 7.443 acre parcel to a point and being 60.00 feet left of Sta 43+38.31;

Thence **South 86°18'10" East a distance of 296.69 feet** across said 6.733 acres parcel to a point being 60.00 feet left of Sta 46+35.00;

Thence **South 64°30'05" East a distance of 53.85 feet** to the northerly right-of-way of said Agler Road to a point being 40.00 feet left of Sta 46+85.00;

Thence **North 86°18'10" West a distance of 349.45 feet** along the northerly right-of-way of said Agler Road to a point being 40.00 feet left of Sta 43+35.55 and the **Principal Place of Beginning** containing 0.148 Acres (6461.36 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 010-123468-00 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

Bemba K. Jones, P.S. Ohio Registered Surveyor #7343

Date