

SEWER EASEMENT
5944 CENTRAL COLLEGE RD
DESCRIPTION OF 0.009 ACRES

Situated in the State of Ohio, County of Franklin, being located in Section 7, Quarter Township 2, Township 2, Range 16, of the United States Military Lands and being a portion of the common area of New Albany Park Condominiums as declared in Instrument No. 200212130320525, also shown and delineated in Condo Plat Book 109, Page 75. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

Beginning on Franklin County Geodetic Survey Monument No.5212 in the centerline of Central College Road (R/W varies), said monument being S 86°10'25" E, 1647.93 feet from Franklin County Geodetic Survey Monument No.5574 in the centerline intersection of Central College Road (R/W varies) with the centerline of Harlem Road (60' Width), said monument also being in the southwest corner of a 0.469 acre tract of land described in a deed to the Board of Franklin County Commissioners by deed of record in Instrument No. 200309290311696, said point also being the southeast corner of a 2.134 acres tract of land described in the declaration of the Villas at West Albany Condominium Sixth Amendment of record in Instrument No. 201406240079418 and lies in the north line of a 3.419 acres tract of land described in a deed to the Board of Franklin County Commissioners by deed of record in Instrument No. 200309290311698;

Thence **N 03 degrees 38 minutes 18 seconds E** a distance of **50.00 feet** with the west boundary line of said Commissioners 0.469 acre tract and the east line of said Villas at West Albany Condominium Sixth Amendment to a point in the existing northerly right of way line for Central College Road, said point being the northwest corner of said Commissioners 0.469 acre tract, same being also the southwest corner of 1.629 acres tract of land described in the declarations of the New Albany Park Condominium Ninth Amendment of record in Instrument No. 200402170033327, also shown and delineated in record Condo Plat Book 127, Page 11;

Thence **S 85 degrees 59 minutes 29 seconds E** a distance of **358.79 feet** with the existing northerly right of way line for Central College Road, the north line of said Commissioners 0.469 acre tract and the south line of said Ninth Amendment to the southeast corner, same being the southwest corner of said New Albany Park Condominiums and the **TRUE POINT OF BEGINNING**;

Thence **N 03 degrees 37 minutes 59 seconds E** a distance of **11.72 feet** with the east line of said Ninth Amendment and the west line of said New Albany Park Condominiums to a point;

Thence **S 77 degrees 31 minutes 10 seconds E** a distance of **50.71 feet** across said New Albany Park Condominiums to a point in the west line of a 15.078 acres tract of land described in a deed to LC Exchange Owner, LLC by deed of record in Instrument No. 201904030037452, same being the east line of the said New Albany Park Condominiums;

Thence **S 03 degrees 37 minutes 59 seconds W** a distance of **4.25 feet** with the west line of said LC Exchange 15.078 acres tract and east line of said New Albany Park Condominiums to a point in the existing northerly right of way line for Central College Road, said point being in the northwest corner of said Commissioners 3.419 acres tract, the southwest corner of said LC Exchange 15.078 acres tract, the northeast corner of said Commissioners 0.469 acre tract and the southeast corner of said New Albany Park Condominiums;

Thence **N 85 degrees 59 minutes 29 seconds W** a distance of **50.11 feet** with the existing northerly right of way line for Central College Road, the north line of said Commissioners 0.469 acre tract and the south line of said New Albany Park Condominiums to the ***TRUE POINT OF BEGINNING***; containing 0.009 acres of land, more or less.

The above described area contains a total of **0.009 acres** within Franklin County Auditor's Parcel Numbers 010-264737-00 through 010-264794-00, which includes 0.000 acres in the present road occupied.

Grantor, the New Albany Park Condominiums Association, claims the right to grant the easement under the authority of Article XIV, Section 5 of said declaration as recorded in Instrument No. 200212130320525, in the records of Franklin County, Ohio.

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83 and were established utilizing ODOT's VRS System, GPS equipment and procedures and an established bearing of S 86°10' 25" E between Franklin County Monuments 5574 and Monument 5212 in the centerline of Central College Road.

This description was prepared from existing records and a field survey performed in November 2016.

Resource International, Inc.

Mark S. Ward, P.S.
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