

**SEWER EASEMENT
5705 CENTRAL COLLEGE RD
DESCRIPTION OF 0.113 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 part of a 15.078 acres tract of land and a 2.201 acres tract of land described in a deed to LC Exchange Owner, LLC by deed of record in Instrument No. 201904030037452. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

Commencing on Franklin County Geodetic Survey Monument No.5211 in the centerline of Central College Road (R/W varies) as dedicated in Plat Book 101, Page 37, said monument being the section corner common to Sections 7, 8, 13 and Section 14, Township 2, Range 16;

Thence **N 85 degrees 59 minutes 29 seconds W** a distance of **1167.02 feet** with the centerline of Central College Road to the centerline intersection with New Albany Road W (R/W varies);

Thence **N 04 degrees 00 minutes 21 seconds E** a distance of **111.74 feet** with the centerline of New Albany Road W to a point in said line;

Thence **N 85 degrees 59 minutes 39 seconds W** a distance of **50.00 feet** across New Albany Road W roadway to a point in the existing westerly right of way line for said New Albany Road W, said point also lies in the east line of the grantor's 2.201 acres tract and being the ***TRUE POINT OF BEGINNING***;

Thence **S 04 degrees 00 minutes 21 seconds W** a distance of **11.74 feet** with the existing westerly right of way line for said New Albany Road W and the east line of the grantor's 2.201 acres tract to a point of curvature;

Thence on the arc of a curve to the right with the existing westerly right of way line for said New Albany Road W, the existing northerly right of way line for Central College Road and the easterly and southerly line of the grantor's 2.201 acres tract, having as its elements a delta of 90°00'00", a radius of 50.00 feet, an arc length of 78.54 feet with a **Chord Bearing of S49°00'26"W with a Chord length of 70.71 feet** to a point of tangency;

Thence **N 85 degrees 59 minutes 29 seconds W** a distance of **126.26 feet** with the existing northerly right of way line for Central College Road, the southerly line of the grantor's 2.201 acres

tract, the southerly line of the grantor's 15.078 acres tract and a portion of the northerly 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 to a point;

Thence **N 74 degrees 42 minutes 16 seconds E** a distance of **186.76 feet** across the grantor's 15.078 acres tract and the grantor's 2.201 acres tract to the existing westerly right of way line for New Albany W Road and the **TRUE POINT OF BEGINNING**; containing 0.113 acres of land, more or less.

The above described area contains a total of **0.113 acres** within Franklin County Auditor's Parcel Number 010-234586-00, which includes 0.000 acres in the present road occupied and overlaps 0.034 acre of an existing sanitary sewer easement of record in Instrument No. 200204290106375 and also overlaps a 0.107 acre of an existing gas line easement of record in Instrument No. 201508180114111.

Grantor claims title by Instrument recorded in Instrument No. 201904030037452 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 85°59' 29" E between Franklin County Monuments 5212 and Monument 5211 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.
Professional Surveyor No. S-7514