

**SANITARY SEWER VACATION
0.014 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey 530, and being in the remainder of a 10.188 acre tract as conveyed to Hanover Park LLC in Instrument Number 202007280108933 and also being a portion of a deed of easement that was granted to The City of Columbus, Ohio in Instrument Number 200403250065159 as being further described as follows;

Beginning at an aluminum capped concrete monument stamped FCGS 1637 at an angle point in the centerline of right of way of McKinley Avenue (R/W Varies), being in the east line of a tract conveyed to the Franklin County Commissioners in Deed Book 222, Page 142, and the west line of Scioto Station Condominium, Eighth Amendment as declared in Instrument Number 201410020130076 and as demonstrated in Condominium Plat Book 241, Page 50;

Thence with the centerline of McKinley Avenue, the east line of said Franklin County Commissioners property, the west line of said Scioto Station Condominium, Eighth Amendment and the east line of a 0.535 acre tract as conveyed to the City of Columbus, Ohio in Instrument Number 201804200052363, **S 35° 47' 21" E, 287.26 feet** to the southeast corner of said 0.535 acre tract and the northeast corner of a 0.086 acre tract as conveyed to the City of Columbus, Ohio in Instrument Number 201804200052364;

Thence with the south line of said 0.535 acre tract, the north line of said 0.086 acre tract, the south line of the remainder of a 8.887 acre tract as conveyed to Belmont House LLC in Instrument Number 201809040119402 and the north line of the remainder of a 10.188 acre tract as conveyed to Dallas Mobile Home Village, Inc. in Instrument Number 201803010028638, **S 54° 12' 39" W, 130.93 feet** to an angle point in the south line of the remainder of said 8.887 acre tract and the north line of the remainder of said 10.188 acre tract;

Thence with the south line of the remainder of said 8.887 acre tract and the north line of the remainder of said 10.188 acre tract, **S 66° 51' 43" W, 419.60 feet** to an angle point in the south line of the remainder of said 8.887 acre tract and the north line of the remainder of said 10.188 acre tract;

Thence continuing with the south line of the remainder of said 8.887 acre tract and the north line of the remainder of said 10.188 acre tract, **N 23° 08' 17" W, 134.64 feet** to the south line of a 0.273 acre sanitary sewer easement recorded in Instrument Number 200403250065159, the southwest corner of an existing 0.227 acre sanitary easement vacation as recorded in Instrument Number 202003260042202, the southeast corner of a 0.032 acre sanitary easement vacation as recorded in Instrument Number 202003260042203;

Thence with the south line of said 0.273 acre sanitary sewer easement and said 0.032 acre sanitary easement vacation across the remainder of a 10.188 acre tract, **S 67° 04' 23" W, 71.93 feet** to the southwest corner of said 0.032 acre sanitary easement vacation and the **TRUE POINT OF BEGINNING** for the portion of sanitary sewer easement being vacated herein described as follows;

Thence with the south line of said 0.273 acre sanitary sewer easement across the remainder of said 10.188 acre tract, **S 67° 04' 23" W, 30.58 feet** to the southwest corner of said 0.273 acre sanitary sewer easement;

Thence with the west line of said 0.273 acre sanitary sewer easement across the remainder of said 10.188 acre tract, **N 23° 54' 58" W, 19.66 feet** to the northwest corner of said 0.273 acre sanitary sewer easement;

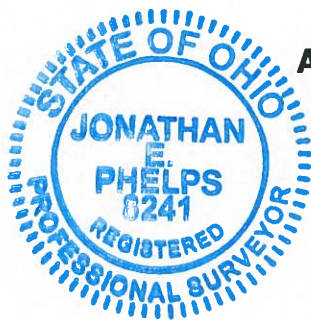
Thence with the north line of said 0.273 acre sanitary sewer easement across the remainder of said 10.188 acre tract, **N 66° 26' 28" E, 31.30 feet** to the northwest corner of said 0.032 sanitary sewer easement vacation and the northeast corner of the remainder of said 0.273 acre sanitary sewer easement;

Thence with the west line of said 0.032 sanitary sewer easement vacation and the east line of the remainder of said 0.273 acre sanitary sewer easement across the remainder of said 10.188 acre tract, **S 21° 50' 32" E, 20.01 feet** to the **TRUE POINT OF BEGINNING**, containing **0.014 acres**, more or less.

The above description was prepared by Advanced Civil Design Inc. and based on existing Franklin County records, along with an actual field survey performed June, 2016 and October, 2017. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007) as derived from GPS observation that determine a portion of the centerline of Trabue Road between FCGS Mon 1636 and FCGS Mon 4434 having a bearing of S 66° 35' 53" W.

All references used in this description can be found at the Recorder's Office Franklin County, Ohio.



ADVANCED CIVIL DESIGN INC.

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