

November 7, 2025

## **RIGHT OF WAY EASEMENT OVER PARCEL 41713101007005**

Situated in the City of Sunbury, County of Delaware, and State of Ohio, and being a part of Farm Lot 6, Section 1, Township 4, Range 17, United States Military District, and known as being and easement for Right of Way purposes over and through lands conveyed to Sunbury Development LLC, who claims title by instrument 2025-00021352 of the Delaware County records;

Beginning in the southerly line of land conveyed to The Board of Education of the Big Walnut School District, who claims title by instrument recorded in volume 1623 page 2742 of the Delaware County Records, and the northeast corner of land conveyed to Sunbury Development LLC, who claims title recorded in instrument 202500021352 of the Delaware County Records, and referenced by an iron pin capped "The Keingers Group" found 0.53' East and 0.32 feet North;

Thence  $S.3^{\circ}43'23''W.$ , along the easterly line of said land conveyed to Sunbury Development LLC, 269.46 feet to the principal point of beginning;

Thence  $S.3^{\circ}43'23''W.$ , continuing along said easterly line Sunbury Development LLC (Inst.202500021352) and along the easterly line of land conveyed to Sunbury Development LLC who claims title by instrument 202500026507 of the Delaware County Records, 60.01 feet to an angle point in said easterly line of Sunbury Development LLC (202500026507);

Thence  $N.85^{\circ}17'41''W.$ , 250.00 feet to a point;

Thence  $N.4^{\circ}42'19''E.$ , perpendicular to the previous course, 60.00 feet to a point;

Thence  $S.85^{\circ}17'41''E.$ , parallel to the second to the last course and 60 feet distant by normal measure therefrom, 248.97 feet to the principal point of beginning and containing about 14,970 square feet (0.343 acres) of land (0.314 acres of which taken from Sunbury Development LLC,

instrument 202500021352 and 0.030 acres from Sunbury Development LLC, instrument 202500026507) as calculated and described from survey in November 2025 by James S Davenport, Ohio Profession Surveyor number 7749 of Verdantas;

Bearings are based upon GPS/RTK observations utilizing the Ohio Department of Transportation's VRS network of continuously Operating Reference Stations.

