

**DESCRIPTION OF 0.066 ACRE
TEMPORARY EASEMENT**

Situated in the State of Ohio, County of Franklin and the City of Columbus, and being a 0.066 acre temporary easement area across a part of Lot 256 of Indian Springs Addition, said lot being as numbered and delineated upon the record plat thereof in Plat Book 9, Pages 34 and 35, and said part of Lot 256 also being as conveyed to Steven M. Truxall and Laura R. Truxall in Instrument Number 200912110178744, with all record references cited herein being of the Franklin County Recorder's Office, Columbus, Ohio, and said easement area being more particularly described as follows:

Beginning for reference at an iron pin found on the southerly right-of-way line of East Cooke Road (sixty feet in width per said plat), and at the northeasterly corner of said Lot 256 and the northwesterly corner of Lot 257 of said Indian Springs Addition;

Thence N 85° 31' 09" W, along said southerly right-of-way line of East Cooke Road and the northerly line of said Lot 256, a distance of 2.90 feet to the true point of beginning of the easement area herein described;

Thence S 45° 15' 05" W, leaving said southerly right-of-way line of East Cooke Road and said northerly line of Lot 256, and crossing a portion said Lot 256, a distance of 166.44 feet to a point;

Thence S 68° 14' 46" W, continuing across a portion of said Lot 256, a distance of 54.21 feet to a point on the division line of said Lot 256 and the southerly line of the Truxall part of said Lot 256;

Thence N 56° 09' 48" W, continuing across a portion of said Lot 256 along said division line and said southerly line of the Truxall part of Lot 256, a distance of 18.12 feet to a point;

Thence N 68° 14' 46" E, leaving said division line and said southerly line of the Truxall part of Lot 256, and crossing a portion of said Lot 256, a distance of 67.74 feet to a point;

Thence N 45° 15' 05" E, continuing across a portion of said Lot 256, a distance of 146.81 feet to a point on said southerly right-of-way line of East Cooke Road and said northerly line of Lot 256;

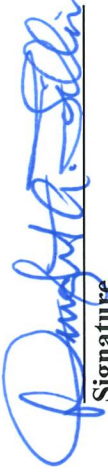
Thence S 85° 31' 09" E, along said southerly right-of-way line of East Cooke Road and said northerly line of Lot 256, a distance of 16.47 feet to the true point of beginning of the easement area herein described, containing 0.066 acre, more or less.

The bearing system, as described herein, is based upon the southerly right-of-way line of East Cooke Road, being S 85° 31' 09" E, as determined by GPS Survey of found site monumentation and referenced to the Ohio State Plane Grid Coordinate System, South Zone, NAD 83 (2011).

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This description was prepared by PRIME CM & S, INC. in August of 2022, and is for easement purposes only.




Signature

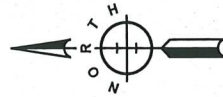

Date

PRIME CM & S, INC.

8415 PULSAR PLACE, STE. 300
COLUMBUS, OHIO 43240

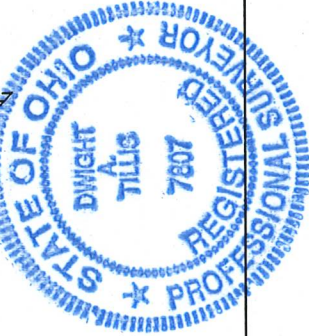
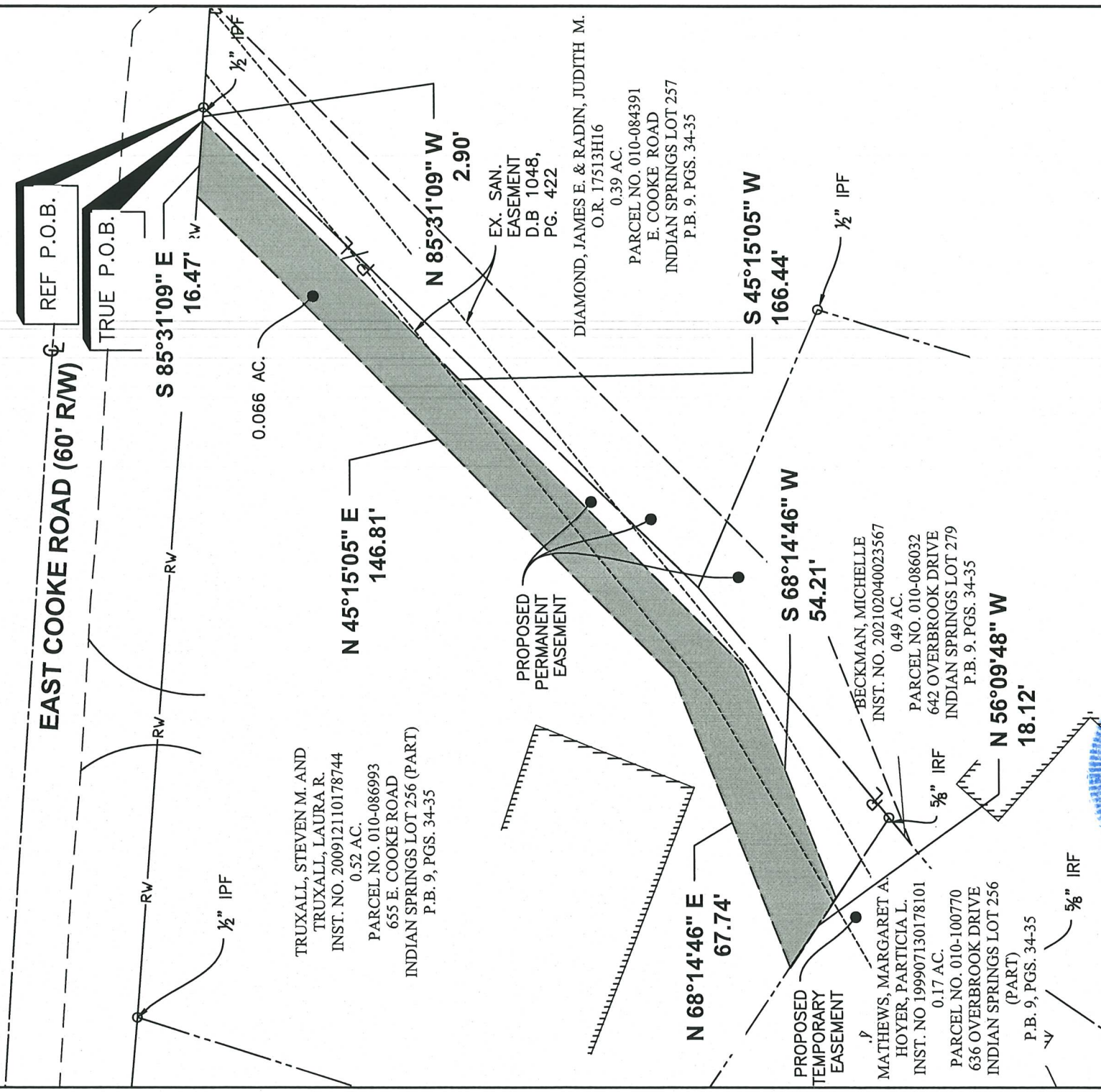
PLAT OF 0.066 ACRE TEMPORARY EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND THE CITY OF COLUMBUS, AND BEING A 0.066 ACRE TEMPORARY EASEMENT AREA ACROSS A PART OF LOT 256 OF INDIAN SPRINGS ADDITION, AS SAID LOT IS NUMBERED AND DELINEATED UPON THE RECORD PLAT THEREOF IN PLAT BOOK 9, PAGES 34 AND 35, AND SAID PART OF LOT 256 ALSO BEING AS CONVEYED TO STEVEN M. TRUXALL AND LAURA R. TRUXALL IN INSTRUMENT NUMBER 200912110178744, WITH ALL RECORD REFERENCES CITED HEREON BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.



- LEGEND**
- ☉ CENTER LINE OF ROAD
 - R/W RIGHT OF WAY LINE OF ROAD
 - P/L PROPERTY LINE
 - I.P. FOUND (AS NOTED)
 - ▨ EASEMENT AREA

SCALE : 1" = 30'



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH RIGHT-OF-WAY LINE OF EAST COOKE ROAD, BEING S85°31'09"E, AS DETERMINED BY GPS SURVEY OF SITE MONUMENTATION, AND REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD 83 (2011).

Dwight A. Tillis 2/16/23
DATE: _____