

**DESCRIPTION OF 0.016 ACRE
PERMANENT EASEMENT**

Situated in the State of Ohio, County of Franklin and the City of Columbus, and being a 0.016 acre permanent 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 Margaret A. Mathews and Patricia L. Hoyer in Instrument Number 199907130178101, 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 northerly right-of-way line of Overbrook Drive (sixty feet in width per said plat), and at the southeasterly corner of Lot 256 and the southwesterly corner of Lot 279 of said Indian Springs Addition;

Thence N 53° 14' 12" W, along the southerly line of said Lot 256, a distance of 39.94 feet to the true point of beginning of the easement area herein described;

Thence N 53° 14' 12" W, continuing along said southerly line of Lot 256, a distance of 9.96 feet to a point at the southwesterly corner of said Lot 256 and the southeasterly corner of Lot 255 of said Indian Springs Addition;

Thence N 17° 38' 17" E, along the westerly line of Lot 256 and the easterly line of said Lot 255, a distance of 37.23 feet to a point;

Thence leaving said westerly line of Lot 256 and said easterly line of Lot 255, and crossing a portion of said Lot 256 along the following four (4) courses:

- 1) N 68° 14' 46" E, a distance of 11.40 feet to a point;
- 2) S 56° 09' 48" E, a distance of 23.87 feet to a point;
- 3) S 68° 14' 46" W, a distance of 24.54 feet to a point;
- 4) S 25° 07' 28" W, a distance of 25.71 feet to the true point of beginning of the easement area herein described, containing 0.016 acre, more or less.

The bearing system, as described herein, is based upon the northerly right-of-way line of Overbrook Drive, being N 53° 14' 12" W, 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



Dwight A. Tillis
Signature

12/8/22
Date

**DESCRIPTION OF 0.026 ACRE
PERMANENT EASEMENT**

Situated in the State of Ohio, County of Franklin and the City of Columbus, and being a 0.026 acre permanent 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 Margaret A. Mathews and Patricia L. Hoyer in Instrument Number 199907130178101, 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 northerly right-of-way line of Overbrook Drive (sixty feet in width per said plat), and at the southeasterly corner of Lot 256 and the southwesterly corner of Lot 279 of said Indian Springs Addition;

Thence N 53° 14' 12" W, along the southerly line of said Lot 256, a distance of 39.94 feet to a point;

Thence N 25° 07' 28" E, leaving said southerly line of Lot 256, and crossing a portion of said Lot 256, a distance of 25.71 feet to a point;

Thence N 68° 14' 46" E, continuing across a portion of said Lot 256, a distance of 24.54 feet to the true point of beginning of the easement area herein described;

Thence continuing across a portion of said Lot 256 along the following four (4) courses:

- 1) N 56° 09' 48" W, a distance of 23.87 feet to a point;
- 2) N 68° 14' 46" E, a distance of 57.99 feet to a point;
- 3) S 56° 09' 48" E, a distance of 23.87 feet to a point;
- 4) S 68° 14' 46" W, a distance of 57.99 feet to the true point of beginning of the easement area herein described, containing 0.026 acre, more or less.

The bearing system, as described herein, is based upon the northerly right-of-way line of Overbrook Drive, being N 53° 14' 12" W, as determined by GPS Survey of found site monumentation, and referenced to the Ohio State Plane Grid Coordinate System, South Zone, NAD 83 (2011).

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




Signature

12/8/22
Date

**DESCRIPTION OF 0.010 ACRE
PERMANENT EASEMENT**

Situated in the State of Ohio, County of Franklin and the City of Columbus, and being a 0.010 acre permanent 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 Margaret A. Mathews and Patricia L. Hoyer in Instrument Number 199907130178101, 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 northerly right-of-way line of Overbrook Drive (sixty feet in width per said plat), and at the southeasterly corner of Lot 256 and the southwesterly corner of Lot 279 of said Indian Springs Addition;

Thence N 34° 13' 36" E, leaving said northerly right-of-way line of Overbrook Drive, and along an easterly line of said Lot 256 and a westerly line of said Lot 279, a distance of 72.70 feet to an iron pin found at an easterly corner of said Lot 256 and a westerly corner of said Lot 279;

Thence N 50° 10' 08" E, along a portion of an easterly line of said Lot 256 and a westerly line of said Lot 279, a distance of 35.30 feet to the true point of beginning of the easement area herein described;

Thence leaving said easterly line of Lot 256 and said westerly line of Lot 279, and crossing a portion of said Lot 256 along the following four (4) courses:

- 1) S 68° 14' 46" W, a distance of 13.38 feet to a point;
- 2) N 56° 09' 48" W, a distance of 23.87 feet to a point;
- 3) N 68° 14' 46" E, a distance of 22.19 feet to a point on the division line of said Lot 256 and the northerly line of said Mathews and Hoyer part of Lot 256;
- 4) S 56° 09' 48" E, crossing a portion said Lot 256 along said division line and said northerly line of the Mathews and Hoyer part of Lot 256, a distance of 21.02 feet to an iron pin found on said easterly line of Lot 256 and said westerly line of Lot 279, and at the easterly terminus of said division line and the northeasterly corner of said Mathews and Hoyer part of Lot 256;

Thence S 50° 10' 08" W, along said easterly line of Lot 256 and said westerly line of Lot 279, a distance of 7.57 feet to the true point of beginning of the easement area herein described, containing 0.010 acre, more or less.

The bearing system, as described herein, is based upon the northerly right-of-way line of Overbrook Drive, being N 53° 14' 12" W, as determined by GPS Survey of found site

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monumentation and referenced to the Ohio State Plane Grid Coordinate System, South Zone, NAD 83 (2011).

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Dwight A. Tillis
Signature

12/8/22
Date

PRIME CM & S, INC.

8415 PULSAR PLACE, STE. 300
COLUMBUS, OHIO 43240

PLAT OF 0.010, 0.016 AND 0.026 ACRE PERMANENT EASEMENTS

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND THE CITY OF COLUMBUS, AND BEING 0.010 ACRE, 0.016 ACRE AND 0.026 ACRE PERMANENT EASEMENT AREAS 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 MARGARET A. MATTHEWS AND PATRICIA L. HOYER IN INSTRUMENT NUMBER 199907130178101, WITH ALL RECORD REFERENCES CITED HEREON BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.



30' 15' 0 30'
SCALE : 1" = 30'

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

Line Table		
Line #	Length	Direction
L1	9.96	N53° 14' 12"W
L2	37.23	N17° 38' 17"E
L3	11.40	N68° 14' 46"E
L4	23.87	S56° 09' 48"E
L5	24.54	S68° 14' 46"W
L6	25.71	S25° 07' 28"W

TRUXALL, STEVEN M. AND
TRUXALL, LAURA R.
INST. NO. 200912110178744
0.52 AC.
PARCEL NO. 010-086993
655 E. COOKE ROAD
INDIAN SPRINGS LOT 256 (PART)
P.B. 9, PGS. 34-35

MATTHEWS, MARGARET A.
HOYER, PATRICIA L.
INST. NO 199907130178101
0.17 AC.
PARCEL NO. 010-100770
636 OVERBROOK DRIVE
INDIAN SPRINGS LOT 256
(PART)
P.B. 9, PGS. 34-35

STEINMAN, ANDREW F.
INST. NO. 200802270029921
0.27 AC.
PARCEL NO. 010-202574
645 E. COOKE ROAD
INDIAN SPRINGS LOT 255 (PART)
P.B. 9, PGS. 34-35

EX. SAN.
EASEMENT
D.B. 1048,
PG. 422

PARK
PROP.
PERMANENT
EASEMENT

TRUE P.O.B.
0.016 AC

TRUE P.O.B.
0.026 AC

REF. P.O.B.
0.010 AC.
0.016 AC.
0.026 AC.

BECKMAN, MICHELLE
INST. NO. 202102040023567
0.49 AC.
PARCEL NO. 010-086032
642 OVERBROOK DRIVE
INDIAN SPRINGS LOT 279
P.B. 9, PGS. 34-35

Line Table		
Line #	Length	Direction
L7	13.38	S68° 14' 46"W
L8	23.87	N56° 09' 48"W
L9	22.19	N68° 14' 46"E
L10	21.02	S56° 09' 48"E
L11	7.57	S50° 10' 08"W

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH RIGHT-OF-WAY LINE OF OVERBROOK DRIVE, BEING N53°14'12"W, 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 12/8/22
DATE:

Mapcheck 1: 0.016 AC PERM EASE

Closure Summary

Precision, 1 part in: 15236.163'
Error distance: 0.009'
Error direction: N76.293401E (dms)
Area: 717.08 Sq. Ft.
Square area: 717.078
Perimeter: 132.710'

Point of Beginning

Easting: 1827753.8935'
Northing: 746334.2808'

Side 1: Line

Direction: N53.141200W (dms)
Angle: [126.7633 (d)]
Deflection angle: [-053.2367 (d)]
Distance: 9.960'
Easting: 1827745.9144'
Northing: 746340.2419'

Side 2: Line

Direction: N17.381700E (dms)
Angle: [-109.1253 (d)]
Deflection angle: [070.8747 (d)]
Distance: 37.230'
Easting: 1827757.1952'
Northing: 746375.7217'

Side 3: Line

Direction: N68.144600E (dms)
Angle: [-129.3919 (d)]
Deflection angle: [050.6081 (d)]

Distance: 11.400'
Easting: 1827767.7833'
Northing: 746379.9468'

Side 4: Line

Direction: S56.094800E (dms)
Angle: [-124.4094 (d)]
Deflection angle: [055.5906 (d)]
Distance: 23.870'
Easting: 1827787.6104'
Northing: 746366.6553'

Side 5: Line

Direction: S68.144600W (dms)
Angle: [-055.5906 (d)]
Deflection angle: [124.4094 (d)]
Distance: 24.540'
Easting: 1827764.8181'
Northing: 746357.5603'

Side 6: Line

Direction: S25.072800W (dms)
Angle: [136.8783 (d)]
Deflection angle: [-043.1217 (d)]
Distance: 25.710'
Easting: 1827753.9020'
Northing: 746334.2828'

Mapcheck 1: 0.026 AC PERM EASE

Closure Summary

Precision, 1 part in: 163720000.000'

Error distance: 0.000'

Error direction: NOE (dms)

Area: 1142.01 Sq. Ft.

Square area: 1142.011

Perimeter: 163.720'

Point of Beginning

Easting: 1827787.6016'

Northing: 746366.6527'

Side 1: Line

Direction: N56.094800W (dms)

Angle: [123.8367 (d)]

Deflection angle: [-056.1633 (d)]

Distance: 23.870'

Easting: 1827767.7745'

Northing: 746379.9441'

Side 2: Line

Direction: N68.144600E (dms)

Angle: [-055.5906 (d)]

Deflection angle: [124.4094 (d)]

Distance: 57.990'

Easting: 1827821.6348'

Northing: 746401.4364'

Side 3: Line

Direction: S56.094800E (dms)

Angle: [-124.4094 (d)]

Deflection angle: [055.5906 (d)]

Distance: 23.870'
Easting: 1827841.4619'
Northing: 746388.1449'

Side 4: Line

Direction: S68.144600W (dms)
Angle: [-055.5906 (d)]
Deflection angle: [124.4094 (d)]
Distance: 57.990'
Easting: 1827787.6016'
Northing: 746366.6527'

Mapcheck 1: 0.010 AC PERM EASE

Closure Summary

Precision, 1 part in: 22552.916'

Error distance: 0.004'

Error direction: N31.154498E (dms)

Area: 426.63 Sq. Ft.

Square area: 426.631

Perimeter: 88.030'

Point of Beginning

Easting: 1827853.8890'

Northing: 746393.1038'

Side 1: Line

Direction: S68.144600W (dms)

Angle: [068.2461 (d)]

Deflection angle: [-111.7539 (d)]

Distance: 13.380'

Easting: 1827841.4619'

Northing: 746388.1449'

Side 2: Line

Direction: N56.094800W (dms)

Angle: [-124.4094 (d)]

Deflection angle: [055.5906 (d)]

Distance: 23.870'

Easting: 1827821.6348'

Northing: 746401.4364'

Side 3: Line

Direction: N68.144600E (dms)

Angle: [-055.5906 (d)]

Deflection angle: [124.4094 (d)]

Distance: 22.190'
Easting: 1827842.2445'
Northing: 746409.6605'

Side 4: Line

Direction: S56.094800E (dms)
Angle: [-124.4094 (d)]
Deflection angle: [055.5906 (d)]
Distance: 21.020'
Easting: 1827859.7043'
Northing: 746397.9560'

Side 5: Line

Direction: S50.100800W (dms)
Angle: [-073.6678 (d)]
Deflection angle: [106.3322 (d)]
Distance: 7.570'
Easting: 1827853.8910'
Northing: 746393.1072'