

DESCRIPTION OF 0.011 ACRES

Permanent Easement

Christopher Moses

987 S Broadleigh Rd

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 18, Township 12, Range 21, Refugee Lands and being part of Lot 38 as the same is numbered and delineated upon the recorded plat East Minster in Plat Book 16, Page 15 and described in a deed to Christopher Moses by deed of records in Instrument Number 200510040208481. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

Beginning at an iron pin found in the northeast corner of Lot 37 as the same is numbered and delineated upon the recorded plat East Minster in Plat Book 16, Page 15, and described in a deed to Cecilia Ann Kndler Watson by deed of records in Official Record Book 28324C10, same being the southeast corner of the said grantor's Lot 38 and lying in the existing westerly right of way line of S Broadleigh Road (50' width) and also being on a curve.

Thence **N 58 degrees 16 minutes 00 seconds W** a distance of **10.06 feet** with the property line between said Lot 37 and said Lot 38 to a point in said line, said point being 10.00 feet westerly of as measured by right angles from the existing westerly right of way line of S Broadleigh Road;

Thence on a new course across the grantor's said Lot 38 with a curve to the left and being 10.00 feet westerly of as measured by right angles from the existing westerly right of way line of S Broadleigh Road and having as its elements a delta of $12^{\circ}15'39''$, a radius of 224.81 feet, an arc length of 48.11 feet with a **Chord Bearing of N31°45'46' E and a Chord length of 48.02 feet** to a point in the south line of said Thomas and McCoy's Lot 39, same being the northerly line of the grantor's Lot 38;

Thence **S 66 degrees 47 minutes 38 seconds E** a distance of **10.01 feet** with the property line between said Lot 39 and said Lot 38 to a point in the existing westerly right of way line of S Broadleigh Road, said point being the northeast corner of said grantor's Lot 38 and lies on a curve;

Thence with the easterly property line of said grantor's Lot 38 and the existing westerly right of way line of S Broadleigh Road with a curve to the right, having as its elements a delta of $12^{\circ}06'04''$, a radius of 234.81 feet, an arc length of 49.59 feet with a **Chord Bearing of S31°34'46' W and a Chord length of 49.50 feet** to the southeast corner of said Lot 38 and the **TRUE POINT OF BEGINNING**; containing 0.011 acre of land more or less.

The above described area contains a total of **0.011 acres** within Franklin County Auditor's Parcel Number 010-090261-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument Number 200510040208481 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.

This description was prepared from existing records and a field survey performed in April 2015.

Resource International, Inc.

Mark S. Ward, P.S.
Professional Surveyor No. S-7514