



Formerly known as, P&L Systems, Inc

8415 Pulsar Place, Suite 300

Columbus, OH 43240

(614) 891-4970

**DESCRIPTION OF 0.057 ACRE
PERMANENT EASEMENT**

Situated in the State of Ohio, County of Franklin and the City of Columbus, and being a 0.057 acre permanent easement area across a portion of Lot 257 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 Lot 257 also being as conveyed to Judith M. Radin and James E. Diamond in Official Record 17513H16, 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 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 northwesterly corner of Lot 257 and the northeasterly corner of Lot 256 of said Indian Springs Addition, and being at the true point of beginning of the easement area herein described;

Thence S 86° 11' 45" E, along said southerly right-of-way line of East Cooke Road and the northerly line of said Lot 257, a distance of 23.33 feet to a point;

Thence S 45° 15' 05" W, leaving said southerly right-of-way line of East Cooke Road and the northerly line of said Lot 257, and crossing said Lot 257, a distance of 159.04 feet to a point on the southerly line of said Lot 257 and the northerly line of Lot 279 of said Indian Springs Addition;

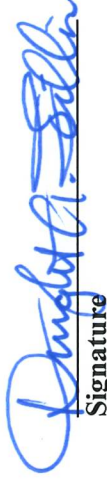
Thence N 66° 25' 53" W, along said southerly line of Lot 257 and said northerly line of Lot 279, a distance of 15.69 feet to a point at the southwesterly corner of said Lot 257 and the northwesterly corner of said Lot 279;

Thence N 44° 08' 00" E, along the westerly line of said Lot 257 and an easterly line of Lot 256, a distance of 149.42 feet to the true point of beginning of the easement area herein described, containing 0.057 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 86° 11' 45" 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).

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




Signature

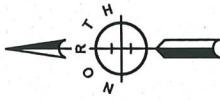

Date

PRIME CM & S, INC.

8415 PULSAR PLACE, STE. 300
COLUMBUS, OHIO 43240

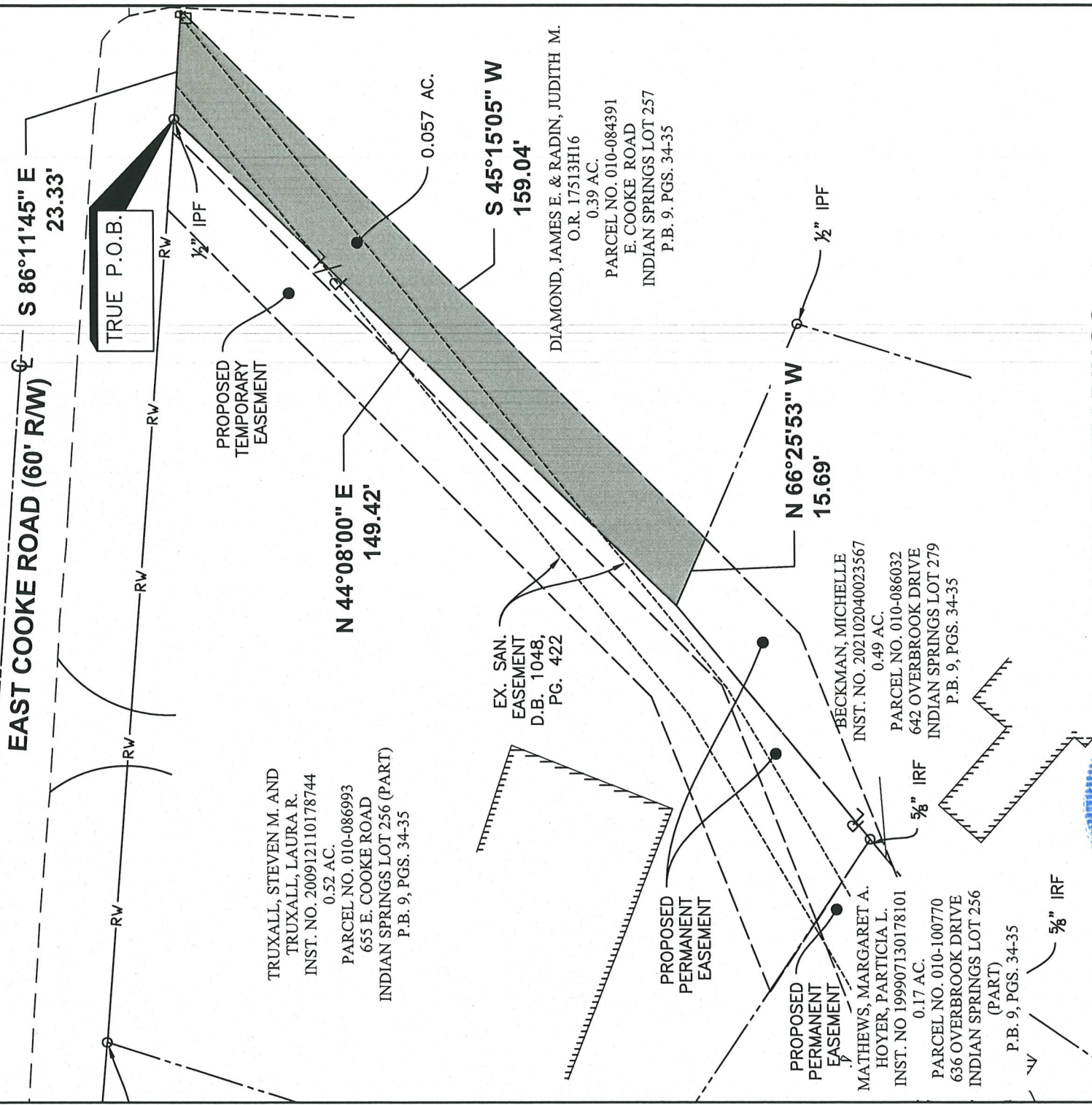
PLAT OF 0.057 ACRE PERMANENT EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND THE CITY OF COLUMBUS, AND BEING A 0.057 ACRE PERMANENT EASEMENT AREA ACROSS A PORTION OF LOT 257 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 AS CONVEYED TO JUDITH M. RADIN AND JAMES E. DIAMOND IN OFFICIAL RECORD 17513H16, 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



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH RIGHT-OF-WAY LINE OF EAST COOKE ROAD, BEING S86°11'45"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: