

DESCRIPTION OF 0.016 ACRES
Permanent Easement
James B. Thomas and Shelly K. McCoy
981 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 and Lot 39 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 James B. Thomas and Shelly K. McCoy by deed of records in Instrument Number 200403190060330. 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 southeast corner of Lot 40 as the same is numbered and delineated upon the recorded plat East Minster in Plat Book 16, Page 15, same being the northeast corner of the grantor's Lot 39 and lying in the existing westerly right of way line of S Broadleigh Road (50' width) and also being on a curve.

Thence with the easterly property line of said grantor's Lot 39, a portion of the original Lot 38 and the westerly right of way line of S Broadleigh Road with a curve to the right, having as its elements a delta of $17^{\circ}13'38''$, a radius of 234.81 feet, an arc length of 70.60 feet with a **Chord Bearing of $S16^{\circ}54'56''$ W and a Chord length of 70.33 feet** to the northeast corner of Lot 38 (*now re-aligned*) 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, said point being also the grantor's southeast corner;

Thence **N 66 degrees 47 minutes 38 seconds W** a distance of **10.01 feet** with the property line between said Lot 38 and said Lot 39 to a point in said line, said point being 10.00 feet west of as measured by right angles from the westerly right of way line of S Broadleigh Road;

Thence on a new course across the grantor's said Lot 39 with a curve to the left and being 10.00 feet west of as measured by right angles from the westerly right of way line of S Broadleigh Road and having as its elements a delta of $17^{\circ}11'33''$, a radius of 224.81 feet, an arc length of 67.46 feet with a **Chord Bearing of $N17^{\circ}02'10''$ E and a Chord length of 67.20 feet** to a point in the south line of said Harrington's Lot 40, same being the north line of the grantor's Lot 39;

Thence **S 84 degrees 47 minutes 52 seconds E** a distance of **10.02 feet** with the property line between said Lot 40 and said Lot 39 to a point in the westerly right of way line of S Broadleigh Road and the **TRUE POINT OF BEGINNING**; containing 0.016 acre of land more or less.

The above described area contains a total of **0.016 acres** within Franklin County Auditor's Parcel Number 010-090262-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument Number 200403190060330 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