

**DESCRIPTION OF 0.027 ACRE
PERMANENT EASEMENT**

Situated in the State of Ohio, County of Franklin and the City of Columbus, and being a 0.027 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 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 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, and being at the true point of beginning of the easement area herein described;

Thence S 44° 08' 00" W, leaving said southerly right-of-way line of East Cooke Road, and along an easterly line of said Lot 256 and the westerly line of said Lot 257, a distance of 149.42 feet to a point at the southwesterly corner of said Lot 257 and the northwesterly corner of Lot 279 of said Indian Springs Addition;

Thence S 50° 15' 24" W, along an easterly line of said Lot 256 and a westerly line of said Lot 279, a distance of 64.93 feet to an iron pin found at the easterly terminus of the division line of said Lot 256 and the southwesterly corner of said Truxall part of Lot 256;

Thence N 56° 09' 48" W, leaving said easterly line of Lot 256 and said westerly line of Lot 279, and crossing a portion of said Lot 256 along said division line and the southerly line of said Truxall part of Lot 256, a distance of 21.02 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 54.21 feet to a point;

Thence N 45° 15' 05" E, continuing across a portion of said Lot 256, a distance of 166.44 feet to a point on said southerly right-of-way line of East Cooke Road and the northerly line of said 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 2.90 feet to the true point of beginning of the easement area herein described, containing 0.027 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.



Dwight Tillis
Signature

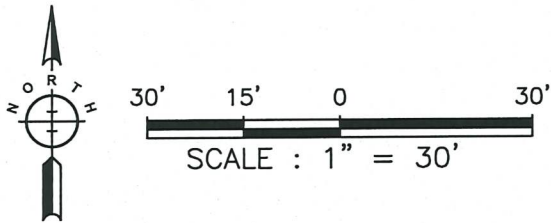
12/8/22
Date

PRIME CM & S, INC.

8415 PULSAR PLACE, STE. 300
COLUMBUS, OHIO 43240

PLAT OF 0.027 ACRE PERMANENT EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND THE CITY OF COLUMBUS, AND BEING A 0.027 ACRE PERMANENT EASEMENT AREA ACROSS A PART OF LOT 256 OF INDIAN SPRINGS, 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

EAST COOKE ROAD (60' R/W)

TRUE P.O.B.

**S 85°31'09" E
2.90'**

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

PROPOSED
TEMPORARY
EASEMENT

**N 45°15'05" E
166.44'**

0.027 AC.

PROPOSED
PERMANENT
EASEMENT

**S 44°08'00" W
149.42'**

DIAMOND, JAMES E. & RADIN, JUDITH M.
O.R. 17513H16
0.39 AC.
PARCEL NO. 010-084391
E. COOKE ROAD
INDIAN SPRINGS LOT 257
P.B. 9, PGS. 34-35

**N 68°14'46" E
54.21'**

PROPOSED
PERMANENT
EASEMENT

MATHEWS, MARGARET A.
HOYER, PARTICIA 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

**S 50°15'24" W
64.93'**

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

**N 56°09'48" W
21.02'**



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH RIGHT-OF-WAY LINE OF EAST COOKE ROAD, BEING S86°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 12/8/22
DATE:

Mapcheck 1: 0.027 AC PERM EASE

Closure Summary

Precision, 1 part in: 23319.436'
Error distance: 0.020'
Error direction: S51.284115E (dms)
Area: 1170.21 Sq. Ft.
Square area: 1170.208
Perimeter: 458.920'

Point of Beginning

Easting: 1828013.6930'
Northing: 746546.6990'

Side 1: Line

Direction: S44.080000W (dms)
Angle: [044.1333 (d)]
Deflection angle: [-135.8667 (d)]
Distance: 149.420'
Easting: 1827909.6473'
Northing: 746439.4571'

Side 2: Line

Direction: S50.152400W (dms)
Angle: [-173.8767 (d)]
Deflection angle: [006.1233 (d)]
Distance: 64.930'
Easting: 1827859.7216'
Northing: 746397.9441'

Side 3: Line

Direction: N56.094800W (dms)
Angle: [-106.4200 (d)]
Deflection angle: [073.5800 (d)]

Distance: 21.020'
Easting: 1827842.2618'
Northing: 746409.6486'

Side 4: Line

Direction: N68.144600E (dms)
Angle: [-055.5906 (d)]
Deflection angle: [124.4094 (d)]
Distance: 54.210'
Easting: 1827892.6112'
Northing: 746429.7400'

Side 5: Line

Direction: N45.150500E (dms)
Angle: [157.0053 (d)]
Deflection angle: [-022.9947 (d)]
Distance: 166.440'
Easting: 1828010.8173'
Northing: 746546.9133'

Side 6: Line

Direction: S85.310900E (dms)
Angle: [-130.7706 (d)]
Deflection angle: [049.2294 (d)]
Distance: 2.900'
Easting: 1828013.7084'
Northing: 746546.6867'