

**DESCRIPTION OF 0.015 ACRES**  
**Temporary 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:

Commencing 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 **N 84 degrees 47 minutes 52 seconds W** a distance of **10.02 feet** with the property line between said Lot 40 and said Lot 39 to a point, 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, being on a curve and the **TRUE POINT OF BEGINNING**;

Thence across said grantor's Lot 39, a portion of the original Lot 38 with a curve to the right, having as its elements a delta of 17°11'33", a radius of 224.81 feet, an arc length of 67.46 feet with a **Chord Bearing of S17°02'10" W and a Chord length of 67.20 feet** to the northerly line 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 southerly line;

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 20.00 feet west of as measured by right angles from the westerly right of way line of S Broadleigh Road and the beginning of a curve;

Thence across the grantor's said Lot 39 with a curve to the left and being 20.00 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°09'17", a radius of 214.81 feet, an arc length of 64.31 feet with a **Chord Bearing of N17°10'05" E and a Chord length of 64.07 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 the **TRUE POINT OF BEGINNING**; containing 0.015 acre of land more or less.

The above described area contains a total of **0.015 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.

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