

010-064330 8-T
DESCRIPTION OF 0.003 ACRES
Temporary Easement
KPB Properties, LLC
405 S Powell Ave

Situated in the State of Ohio, County of Franklin, City of Columbus and being part of Lot 294 as numbered and delineated on the record plat Camp Chase Heights Addition as recorded in Plat Book 7, Page 104 and described in a deed to KPB Properties by deed of records in Instrument Number 201212030183771. 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 a mag nail set in the intersection of existing centerline of right of way for S Powell Avenue (60' width) with the existing centerline of right of way for Wicklow Road (50' width);

Thence **S 87 degrees 07 minutes 29 seconds W** a distance of **131.74 feet** with the existing centerline of right of way for Wicklow Road to a point in said centerline;

Thence **N 02 degrees 52 minutes 31 seconds W** a distance of **25.00 feet** across roadway to the existing north right of way line for Wicklow Road, said point being also the south line of the grantor's tract (Lot 294) and the **TRUE POINT OF BEGINNING**;

Thence **S 87 degrees 07 minutes 29 seconds W** a distance of **21.00 feet** with the existing north right of way line for Wicklow Road and the south line of the grantor's tract (Lot 294) to a point;

Thence **N 02 degrees 52 minutes 31 seconds W** a distance of **5.50 feet** across the grantor's tract to point;

Thence **N 87 degrees 07 minutes 29 seconds E** a distance of **21.00 feet** across the grantor's tract to a point;

Thence **S 02 degrees 52 minutes 31 seconds E** a distance of **5.50 feet** across the grantor's tract to the existing north right of way line for Wicklow Road and the **TRUE POINT OF BEGINNING**; containing 0.003 acre of land more or less.;

The above described area contains a total of **0.003 acres** within Franklin County Auditor's Parcel Number 010-064330-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument No. 201212030183771 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(2011) and were established utilizing ODOT's VRS System, GPS equipment and procedures and an established bearing of S 87°07'29" W along the centerline of Wicklow Road.

This description was prepared from existing records and a field survey performed in July 2017.

Resource International, Inc.

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