

10-T
DESCRIPTION OF 0.003 ACRES
Temporary Easement
Abundant Properties, LLC
1730 E. North Broadway

Situated in the State of Ohio, County of Franklin, City of Columbus and being part of Lot 18 as numbered and delineated on the record plat North-Lawn Addition as recorded in Plat Book 16, Page 58 and described in a deed to Abundant Properties, LLC by deed of records in Instrument Number 200811280171628. 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 Kenlawn Street (50' width) with the existing centerline of right of way for E. North Broadway (50' width);

Thence **S 86 degrees 29 minutes 05 seconds E** a distance of **162.88 feet** with the existing centerline of right of way for E. North Broadway to an angle point in said centerline;

Thence continue **S 86 degrees 22 minutes 08 seconds E** a distance of **115.15 feet** with the existing centerline of right of way for E. North Broadway to a point in said centerline;

Thence **N 03 degrees 37 minutes 52 seconds E** a distance of **25.00 feet** across roadway to the existing north right of way line for E. North Broadway, said point being in the south line of the grantor's tract (Lot 18) and the **TRUE POINT OF BEGINNING**;

Thence continuing **N 03 degrees 37 minutes 52 seconds E** a distance of **10.00 feet** across the grantor's tract to a point;

Thence **S 86 degrees 22 minutes 08 seconds E** a distance of **15.00 feet** across the grantor's tract to point in the west line of Lot 17 of said plat and described in a deed to Carl C. Bringardner by deed of records in Official Record Book 7856J20, same also being the east line of the grantor's tract (Lot 18);

Thence **S 03 degrees 43 minutes 46 seconds W** a distance of **10.00 feet** with the west line of Carl C. Bringardner (Lot 17) and the east line of the grantor's tract (Lot 18) to a point in the existing north right of way line for E. North Broadway, being also the southwest corner of Carl C. Bringardner (Lot 17), same being the southeast corner of the grantor's tract (Lot 18);

Thence **N 86 degrees 22 minutes 08 seconds W** a distance of **14.98 feet** with the existing north right of way line for E. North Broadway and the south line of the grantor's tract (Lot 18) to 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 010-071169-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument No. 200811280171628 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 86°22'08" E along the centerline of E North Broadway.

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