



Formerly known as, P&L Systems, Inc

8415 Pulsar Place, Suite 300

Columbus, OH 43240

(614) 891-4970

**DESCRIPTION OF 0.006 ACRE  
PERMANENT EASEMENT**

Situated in the State of Ohio, County of Franklin and the City of Columbus, and being a 0.006 acre permanent easement area across a part of Lot 255 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 255 also being as conveyed to Andrew F. Steinman in Instrument Number 200802270029921, 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 for reference at an iron pin found on the northerly right-of-way line of Overbrook Drive (sixty feet in width per said plat), and at the southeasterly corner of Lot 256 and the southwesterly corner of Lot 279 of said Indian Springs Addition;

Thence N 53° 14' 12" W, along the southerly line of said Lot 256, a distance of 49.90 feet to a point at the southwesterly corner of said Lot 256 and the southeasterly corner of said Lot 255, and being at the true point of beginning of the easement area herein described;

Thence N 38° 51' 06" W, along the southerly line of said Lot 255, a distance of 11.38 feet to a point;

Thence N 25° 05' 06" E, leaving said southerly line of Lot 255, and crossing a portion of said Lot 255, a distance of 26.16 feet to a point;

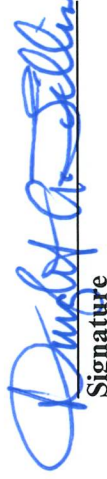
Thence N 68° 14' 46" E, continuing across a portion of said Lot 255, a distance of 7.89 feet to a point on the easterly line of said Lot 255 and the westerly line of said Lot 256;

Thence S 17° 38' 17" W, along said easterly line of Lot 255 and said westerly line of Lot 256, a distance of 37.23 feet to the true point of beginning of the easement area herein described, containing 0.006 acre, more or less.

The bearing system, as described herein, is based upon the northerly right-of-way line of Overbrook Drive, being N 53° 14' 12" W, as determined by GPS Survey of found site monumentation, and referenced to the Ohio State Plane Grid Coordinate System, South Zone, NAD 83 (2011).

This description was prepared by PRIME CM & S, INC. in August of 2022, and is for easement purposes only.



  
Signature

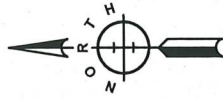
2/16/23  
Date

# PRIME CM & S, INC.

8415 PULSAR PLACE, STE. 300  
COLUMBUS, OHIO 43240

## PLAT OF 0.006 ACRE PERMANENT EASEMENT

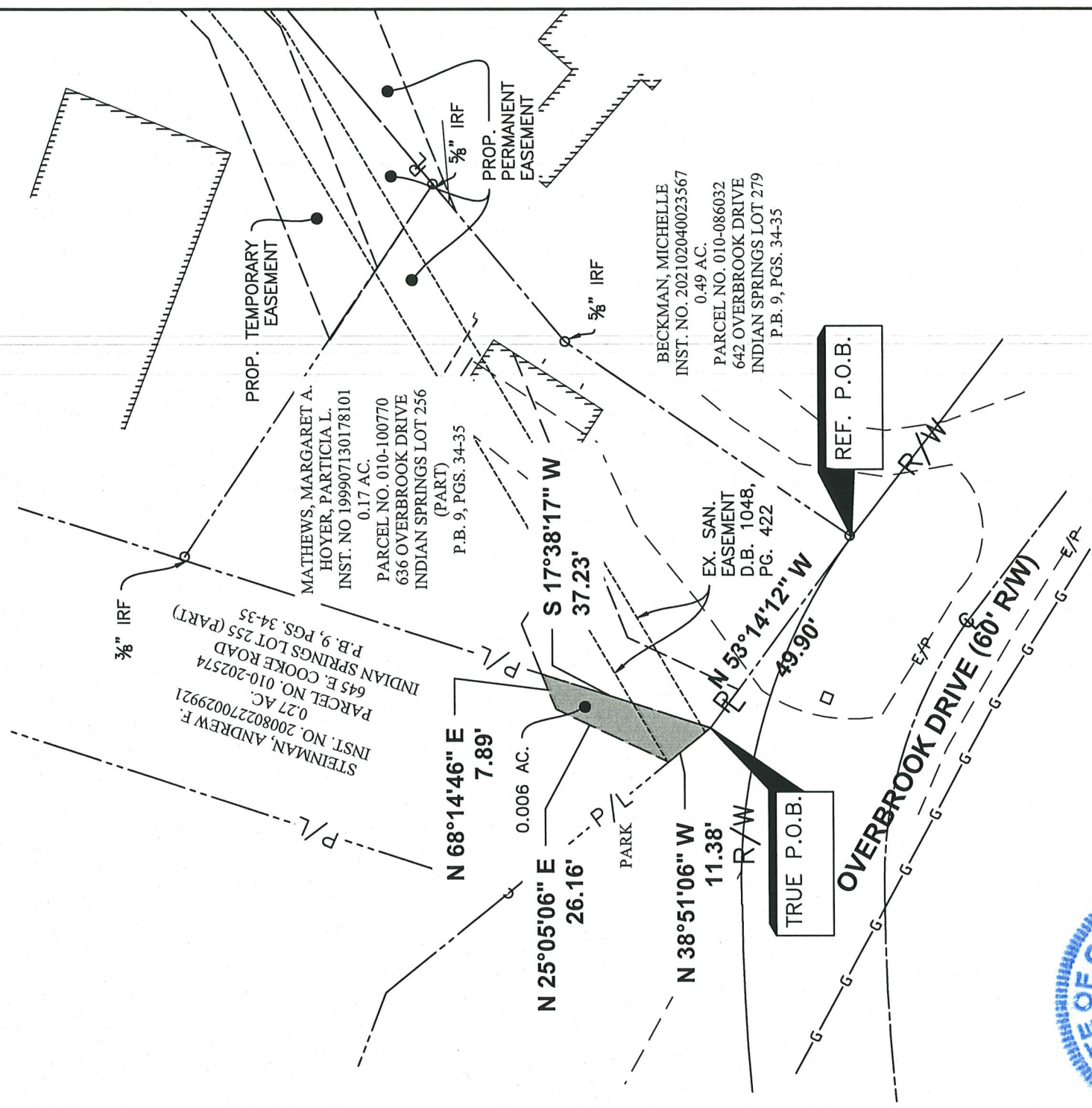
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND THE CITY OF COLUMBUS, AND BEING A 0.006 ACRE PERMANENT EASEMENT AREA ACROSS A PORTION OF LOT 255 OF INDIAN SPRINGS ADDITION, AS SAID LOT IS NUMBERED AND DELINEATED UPON THE RECORD PLAT THEREOF IN PLAT BOOK 9, PAGES 34 AND 35, AND ALSO BEING ACROSS A PART OF SAID LOT AS CONVEYED TO ANDREW F. STEINMAN IN INSTRUMENT NUMBER 200802270029921, WITH ALL RECORD REFERENCES CITED HEREON BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.



SCALE : 1" = 30'

### LEGEND

- ☉ CENTER LINE OF ROAD
- R/W RIGHT OF WAY LINE OF ROAD
- P/L PROPERTY LINE
- I.P. FOUND (AS NOTED)
- ▨ EASEMENT AREA



### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH RIGHT-OF-WAY LINE OF OVERBROOK DRIVE, BEING N53°14'12\"/>

*Dwight A. Tillis* DATE: 2/16/23