



Detail 'A'
0.341 Acre Temporary Easement

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of Quarter Township 1, Township 1 North, Range 18 West, United States Military District, and being part of a 8.935 acre tract conveyed to 4Each Properties, LLC by deed of record in Instrument Number 201908090100485 as recorded in the Franklin County Recorder's Office and being more particularly described as follows:

Commencing at a point on the southerly right of way of Morse Road (Width Varies), said point also being the northwesterly corner of the grantor's parcel and the northeasterly corner of the Service Road conveyed in National Diversified Corp. Subdivision in Plat Book 43, Page 89, as recorded in the Franklin County Recorder's Office;

Thence along the southerly existing right of way line of Morse Road and the grantor's northerly line, **South 86°26'09" East** a distance of **651.48 feet** to a point at a jog in the right of way of Morse Road, being the northeasterly corner of a 0.358 acre tract conveyed to Pallone Enterprises, Inc., by deed of record in Deed Book 3524, Page 659, and being on the westerly line of a 0.432 acre tract conveyed to Resource Property Investments, LLC by deed of record in Instrument Number 200311170366907, both records as recorded in the Franklin County Recorder's Office;

Thence leaving the southerly right of way of Morse Road, along the easterly line of said 0.358 acre tract and the westerly line of said 0.432 acre tract, **South 03°43'58" West** a distance of **759.91 feet** to a point, on the grantor's easterly line, and being the southwesterly corner of a 1.1952 acre tract conveyed to Jacinto W. and Karen L. Beard by deed of record in Instrument Number 200308150259084 as recorded in the Franklin County Recorder's Office, said point also being the **True Point Of Beginning**;

Thence along the southerly line of said Beard tract and the grantor's easterly line, **South 86°25'28" East** a distance of **297.00 feet** to a point on the westerly of Cleveland Avenue (90' Wide), said point also being the southeasterly corner of the Beard tract;

Thence continuing along the grantor's easterly line and said westerly right of way, **South 03°43'58" West** a distance of **50.00 feet** to a point, said point being the northeasterly corner of a 0.5403-acre tract conveyed to Resource Equity LLC by deed of record in Instrument Number 200703090042121;

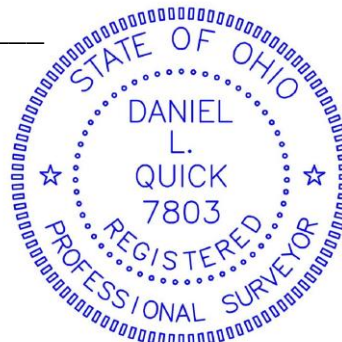
Thence continuing along the grantor's easterly line, leaving the westerly right of way of Cleveland Avenue, and along the northerly line of said 0.5403-acre tract, **North 86°25'28" West** a distance of **297.00 feet** to a point, being the northwesterly corner of said 0.5403-acre tract;

Thence across the grantor's property **North 03°43'58" East** a distance of **50.00 feet** to the **True Point of Beginning**, containing **0.341 acres**, more or less, all of which is located within Auditor's Parcel 010-103248 and being subject to all other legal easements, agreements, and rights-of-way of record.

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor Number 7803 from an actual field survey performed by Pomeroy & Associates in April 2016.

The bearing of South 86°26'09" East on the southerly existing right of way line of Morse Road is referenced to the State Plane Coordinate System (South Zone), NAD 83 (NSRS 2011).

Daniel L. Quick, PS 7803
Korda/Nemeth Engineering, Inc.



03/29/2022

Date