

14-T
TEMPORARY EASEMENT
2106 JERMAIN DRIVE
DESCRIPTION OF 0.017 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus being located in Quarter Township 3, Township 1, Range 17, of the United States Military Lands and being a part of Lot 49 as shown and delineated upon the recorded plat Amvet Section of Arlington Park of record in Plat Book 23, Page 6 and described in a deed to Miracit Development Corporation, Inc. by deed of record in Instrument No.200505180095301 and being a parcel of land lying on the south side of the existing centerline of right-of-way for Mock Road as shown on the Right of Way plans for 2016 Sidewalk P1-E Mock Road, plan number 3502-E on file with the City of Columbus. 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 spike set in the centerline intersection of Mock Road (60' width) with the centerline intersection of Jermain Drive (50' width) and being at Mock Road centerline station 22+18.67;

Thence **S 02 degrees 55 minutes 40 seconds W** a distance of **30.00 feet** with the centerline of Jermain Drive to a point of intersection with the westerly extension of the existing southerly right of way line of Mock Road, said point being 30.00 feet right from Mock Road centerline station 22+18.92;

Thence **S 86 degrees 36 minutes 28 seconds E** a distance of **45.16 feet** across the roadway of Jermain Drive with the westerly extension of the existing southerly right of way line of Mock Road to a point in the existing easterly right of way line for Jermain Drive, said point lies on a curve in the northwest corner of said Lot 49 and being 30.00 feet right from Mock Road centerline station 22+64.08 and being the ***TRUE POINT OF BEGINNING***;

Thence **S 86 degrees 36 minutes 28 seconds E** a distance of **60.92 feet** with the existing southerly right of way line for Mock Road and the northerly line of said Lot 49 to a point, said point being 30.00 feet right from Mock Road centerline station 23+25.00;

Thence **S 03 degrees 23 minutes 32 seconds W** a distance of **10.00 feet** across said Lot 49 to a point, said point being 40.00 feet right from Mock Road centerline station 23+25.00;

Thence **N 86 degrees 36 minutes 28 seconds W** a distance of **78.24 feet** across said Lot 49 to a point on a curve in the existing easterly right of way line for Jermain Drive, same being the westerly line of said Lot 49 and being 40.00 feet right from Mock Road centerline station 22+46.76;

Thence on the arc of a curve to the right and non-tangent to the previous course with the existing easterly right of way line of Jermain Drive and westerly line of said Lot 49, having as its elements a delta angle of 60°00'00", a radius of 20.00 feet, an arc length of 20.94 feet with a **Chord Bearing of N63°23'32"E with a Chord length of 20.00 feet** to the end of said curve and the **TRUE POINT OF BEGINNING**; containing 0.017 acres of land, more or less.

The above described area contains a total of **0.017 acres** within Franklin County Auditor's Parcel Number 010-167500-00, which includes 0.000 acres in the present road occupied,

Grantor claims title by Instrument recorded in Instrument No.200505180095301 in the records of Franklin County, Ohio.

Mag Spike set, as shown on plan and in above description are magnetized spikes eight (8") inches in length by three-eighths inch (3/8") shank and a one (1" dia.) head.

This description was prepared by Mark S. Ward, professional Surveyor No. S-7514, and was based on available public records and actual field survey of the premises performed by Resource International, Inc. in June, 2018. Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83 and were established utilizing ODOT's VRS System, GPS equipment and procedures and an established bearing of S 86°36'28" E on the centerline of Mock Road.

Resource International, Inc.

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