

DESCRIPTION OF 0.019 ACRE
PERMANENT EASEMENT

Situated in the State of Ohio, County of Franklin and the City of Columbus, and being a 0.019 acre permanent easement area across a portion of Lot 279 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 Lot 279 also being as conveyed to Michelle Beckman in Instrument Number 202102040023567, 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 southerly right-of-way line of East Cooke Road (sixty feet in width per said plat), and at the northwesterly corner of Lot 257 and the northeasterly corner of Lot 256 of said Indian Springs Addition;

Thence S 44° 08' 00" W, leaving said southerly right-of-way line of East Cooke Road, and along the westerly line of said Lot 257 and an easterly line of said Lot 256, a distance of 149.42 feet to a point at the southwesterly corner of said Lot 257 and the northwesterly corner of said Lot 279, and being at the true point of beginning of the easement area herein described;

Thence S 66° 25' 53" E, along the southerly line of said Lot 256 and the northerly line of said Lot 279, a distance of 15.69 feet to a point;

Thence S 45° 15' 05" W, leaving said southerly line of Lot 257 and said northerly line of Lot 279, and crossing a portion of said Lot 279, a distance of 28.76 feet to a point;

Thence S 68° 14' 46" W, continuing across a portion of said Lot 279, a distance of 53.52 feet to a point on a westerly line of said Lot 279 and an easterly line of said Lot 256;

Thence N 50° 10' 08" E, along said westerly line of Lot 279 and said easterly line of Lot 256, a distance of 7.57 feet to an iron pin found at the easterly terminus of the division line of said Lot 256;

Thence N 50° 15' 24" E, continuing along said westerly line of Lot 279 and an easterly line of said Lot 256, a distance of 64.93 feet to the true point of beginning of the easement area herein described, containing 0.019 acre, more or less.

The bearing system, as described herein, is based upon the southerly right-of-way line of East Cooke Road, being S 86° 11' 45" E, 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

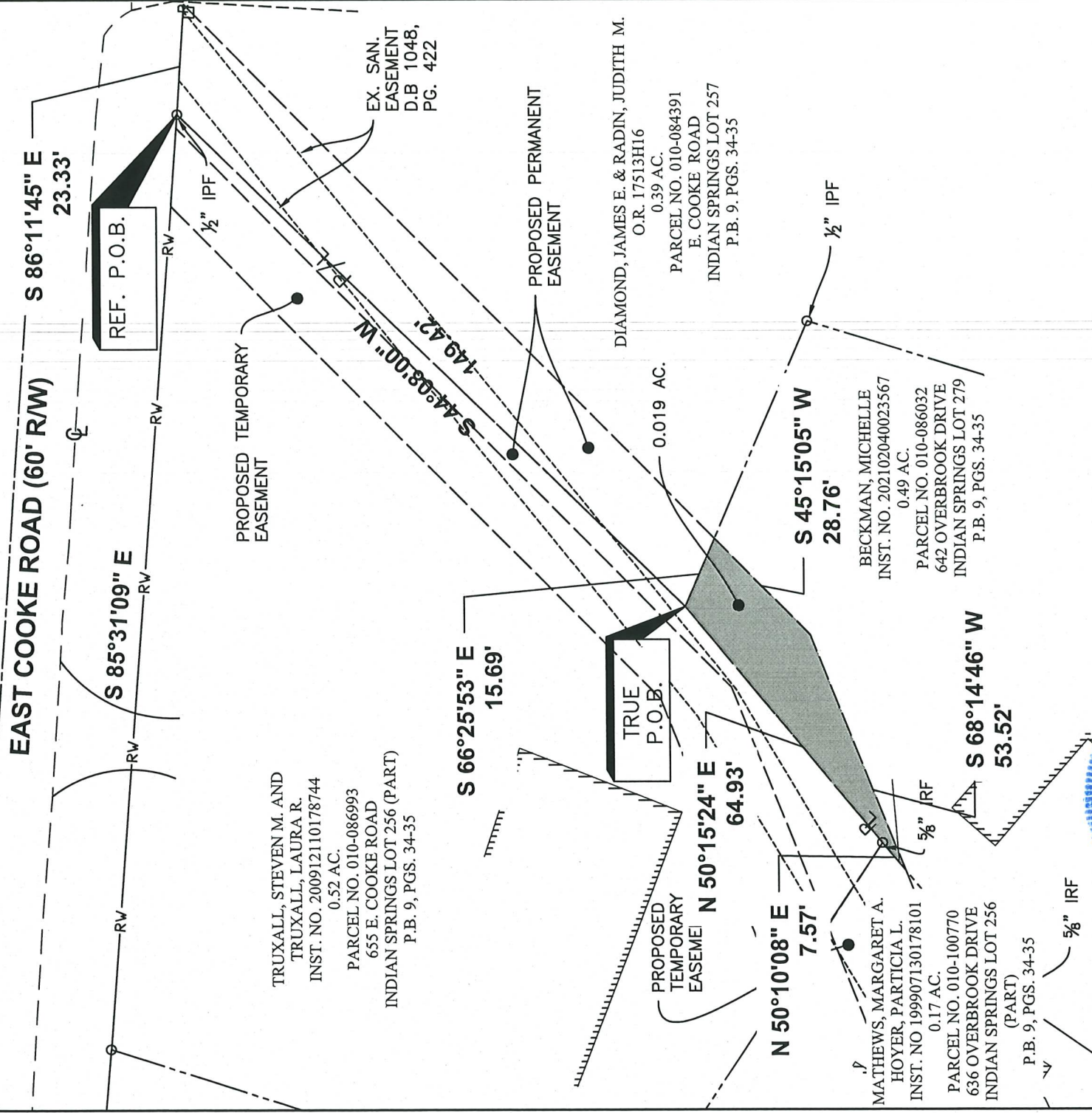
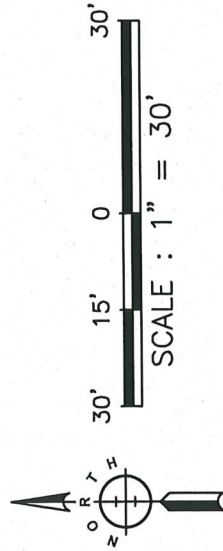


PRIME CM & S, INC.

8415 PULSAR PLACE, STE. 300
COLUMBUS, OHIO 43240

PLAT OF 0.019 ACRE PERMANENT EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND THE CITY OF COLUMBUS, AND BEING A 0.019 ACRE PERMANENT EASEMENT AREA ACROSS A PORTION OF LOT 279 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 AS CONVEYED TO MICHELLE BECKMAN IN INSTRUMENT NUMBER 202102040023567, WITH ALL RECORD REFERENCES CITED HEREON BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH RIGHT-OF-WAY LINE OF EAST COOKE ROAD, BEING S85°31'09"E, AS DETERMINED BY GPS SURVEY OF SITE MONUMENTATION, AND REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011).



Dwight Tillis 2/16/23
DATE: _____