

16-T
DESCRIPTION OF 0.007 ACRES
Temporary Easement
Margot Lutz
404 S. Roys Avenue

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 Heed and Holtons Broadview Extension as recorded in Plat Book 16, Page 69 and described in a deed to Margot Lutz by deed of records in Instrument Number 201507170096923. 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 S. Roys Avenue (50' width) with the existing centerline of right of way for Wicklow Road (50' width);

Thence **N 86 degrees 36 minutes 20 seconds E** a distance of **113.72 feet** with the existing centerline of right of way for Wicklow Road to a point in said centerline;

Thence **N 03 degrees 23 minutes 40 seconds W** a distance of **25.00 feet** across roadway to the existing north right of way line for Wicklow Road, said point also being in the south line of the grantor's tract (Lot 18) and the **TRUE POINT OF BEGINNING**;

Thence **N 03 degrees 00 minutes 15 seconds W** a distance of **14.00 feet** across the grantor's tract to a point;

Thence **N 86 degrees 36 minutes 20 seconds E** a distance of **23.00 feet** across the grantor's tract to a point in the existing west right of way line of a 16 feet alley;

Thence **S 03 degrees 00 minutes 15 seconds E** a distance of **14.00 feet** with the west right of way line of a 16 feet Alley being also the east line of the grantor's tract (Lot 18) to a point in the existing north right of way line for Wicklow Road, being also the southeast corner of the grantor's tract (Lot 18);

Thence **S 86 degrees 36 minutes 20 seconds W** a distance of **23.00 feet** with the existing north right of way line for Wicklow Road and the south line of the grantor's tract (Lot 18) to the **TRUE POINT OF BEGINNING**; containing 0.007 acre of land more or less.;

The above described area contains a total of **0.007 acres** within Franklin County Auditor's Parcel Number 010-077016-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by deed of records in Instrument Number 201507170096923 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 N 86°36'20" E along the centerline of Wicklow Road.

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