

18-T
DESCRIPTION OF 0.001 ACRES
Temporary Easement
Benjamin S. Beckett and Melissa C. Beckett
104 N Chesterfield Rd

Situated in the State of Ohio, County of Franklin, City of Columbus and being part of Lot 674 as numbered and delineated on the record plat Eastmoor North as recorded in Plat Book 18, Page 27 and described in a deed to Benjamin S. Beckett and Melissa C. Beckett by deed of records in Instrument Number 201403280037730. 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 Denver Avenue (50' width) with the existing centerline of right of way for N Chesterfield Road (50' width);

Thence **N 03 degrees 52 minutes 26 seconds E** a distance of **124.64 feet** with the existing centerline of right of way for N Chesterfield Road to a point in said centerline;

Thence **S 86 degrees 07 minutes 34 seconds E** a distance of **25.00 feet** across roadway to the existing east right of way line for N Chesterfield Road, said point also being the northwest corner of Lot 673 of said plat and described in a deed to Laura Hire by deed of record in Instrument Number 201410290143262, same being also the southwest corner of the grantor's tract (Lot 674) and the **TRUE POINT OF BEGINNING**;

Thence **N 03 degrees 52 minutes 26 seconds E** a distance of **5.00 feet** with the existing east right of way line for N Chesterfield Road, being also the west line of the grantor's tract (Lot 674) to a point;

Thence **S 84 degrees 54 minutes 52 seconds E** a distance of **8.00 feet** across the grantor's tract to point;

Thence **S 03 degrees 52 minutes 26 seconds W** a distance of **5.00 feet** across the grantor's tract (Lot 674) to a point in the north line of Lot 673, being also the south line of the grantor's tract (Lot 674);

Thence **N 84 degrees 54 minutes 52 seconds W** a distance of **8.00 feet** with the South line of the grantor's tract (Lot 674) and the north line of lot 673, to the **TRUE POINT OF BEGINNING**; containing 0.001 acre (40.001 sq. ft.) of land more or less.;

The above described area contains a total of **0.001 acres (40.001 sq. ft.)** within Franklin County Auditor's Parcel Number 010-092024-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument No. 201403280037730 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 03°52'26" E along the centerline of N Chesterfield 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