

18-T2
DESCRIPTION OF 0.003 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 **174.66 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 southwest corner of Lot 675 of said plat and described in a deed to Ryan P. Slayton by deed of record in Instrument Number 200812090176877, same being also the northwest corner of the grantor's tract (Lot 674) and the **TRUE POINT OF BEGINNING**;

Thence **S 84 degrees 54 minutes 52 seconds E** a distance of **8.00 feet** with the south line of Slayton's tract (Lot 675), also being the north line of the grantor's tract (Lot 674) to a point;

Thence **S 03 degrees 52 minutes 26 seconds W** a distance of **15.50 feet** across the grantor's tract to point;

Thence **N 84 degrees 54 minutes 52 seconds E** a distance of **8.00 feet** across the grantor's tract (Lot 674) to a point in the existing east right of way line for N Chesterfield Road, being also the west line of the grantor's tract (Lot 674);

Thence **N 03 degrees 52 minutes 26 seconds E** a distance of **15.50 feet** with the existing east right of way line for N Chesterfield Road and the west line of the grantor's tract (Lot 674) to the **TRUE POINT OF BEGINNING**; containing 0.003 acre (124.028 sq. ft.) of land more or less.;

The above described area contains a total of **0.003 acres (124.028 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