

**21-T**  
**DESCRIPTION OF 0.005 ACRES**  
**Temporary Easement**  
**Michelle Phillips**  
**119 N Chesterfield Rd**

Situated in the State of Ohio, County of Franklin, City of Columbus and being part of Lot 132 as numbered and delineated on the record plat Broadleigh as recorded in Plat Book 14, Page 16 and described in a deed to Michelle Phillips by deed of records in Instrument Number 200606190118359. 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 **289.07 feet** with the existing centerline of right of way for N Chesterfield Road to a point in said centerline;

Thence **N 86 degrees 07 minutes 34 seconds W** a distance of **25.00 feet** across roadway to the existing west right of way line for N Chesterfield Road, said point also being the southeast corner of Lot 133 of said plat and described in a deed to Steven M. Carmen by deed of record in Instrument Number 201107110085612, same being also the northeast corner of the grantor's tract (Lot 132) and the **TRUE POINT OF BEGINNING**;

Thence **S 03 degrees 52 minutes 26 seconds W** a distance of **27.00 feet** with the existing west right of way line for N Chesterfield Road and the east line of the grantor's tract (Lot 132) to a point;

Thence **N 86 degrees 13 minutes 34 seconds W** a distance of **8.00 feet** across the grantor's tract to point;

Thence **N 03 degrees 52 minutes 26 seconds E** a distance of **27.00 feet** across the grantor's tract (Lot 132) to a point in the south line of Carmen's tract (Lot 133), also being the north line of the grantor's tract (Lot 132);

Thence **S 86 degrees 13 minutes 34 seconds E** a distance of **8.00 feet** with the south line of Carmen's tract (Lot 133), also being the north line of the grantor's tract (Lot 132) to the **TRUE POINT OF BEGINNING**; containing 0.005 acre (216.000 sq. ft.) of land more or less.;

The above described area contains a total of **0.005 acres (216.00 sq. ft.)** within Franklin County Auditor's Parcel Number 010-089868-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument No. 200606190118359 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.

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