



www.garciasurveyors.com

*DBE Certified with ODOT - ODOT Prequalified for Right-of-Way Development
MBE/EDGE Certified with the State of Ohio - MBE Certified with the Cities of Toledo and Cleveland
Licensed in Ohio, Michigan, Indiana, Illinois, and Wisconsin*

February 26, 2019

**Proposed Temporary Easement – 600 T
(Patriarch-BT Holdings, LLC, Instrument Number 201806080076454)**

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot 39 in E. J. Spencer's Subdivision, as described in Plat Book 7, Pages 278 and 279, conveyed to Patriarch-BT Holdings, LLC (Auditor's Parcel Number 010-022890-00) as described in Instrument Number 201806080076454, all referenced being those of record in Franklin County, Ohio Records Office and being more particularly described as follows:

Beginning at the intersection of the Southerly line of said Lot 39 in E. J. Spencer's Subdivision, also being the northerly right-of-way line of Whittier Street, as it now exists, with the westerly right-of-way line of Ellsworth Avenue, as it now exists;

Thence North three (03) degrees, fifty-seven (57) minutes, forty (40) seconds East along said westerly right-of-way line of Ellsworth Avenue, as it now exists, a distance of forty-three and zero hundredths (43.00') feet to the TRUE POINT OF BEGINNING;

Thence North eighty-six (86) degrees, two (02) minutes, twenty (20) seconds West crossing said lot 39, a distance of six and fifty hundredths (6.50') feet to a point;

Thence North three (03) degrees, fifty-seven (57) minutes, forty (40) second East crossing said lot 39, a distance of seven (7.00') feet to the intersection of the north line of said Lot 39 E. J. Spencer's Subdivision;

Thence South eighty-six (86) degrees, two (02) minutes, twenty (20) seconds East crossing said lot 39, a distance of six and fifty hundredths (6.50') feet to the intersection of said westerly right-of-way line of Ellsworth Avenue, as it now exists;

Thence South three (03) degrees, fifty-seven (57) minutes, forty (40) seconds West, a distance of seven (7.00') feet to the TRUE POINT OF BEGINNING;

Said parcel of land containing an area of 45 square feet or 0.001 acres of land, more or less, all in Tax Parcel 010-022890-00.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

Bearings used hereon are based on an assumed meridian and are for the express purpose of calculation angular measurement.



www.garciasurveyors.com

***DBE Certified with ODOT - ODOT Prequalified for Right-of-Way Development
MBE/EDGE Certified with the State of Ohio - MBE Certified with the Cities of Toledo and Cleveland
Licensed in Ohio, Michigan, Indiana, Illinois, and Wisconsin***

The above description is based on a field survey performed under my supervision during March, 2018.

Prior deed reference is Instrument Number 201806080076454, Franklin County, Ohio Records Office, currently deeded to Patriarch-BT Holdings, LLC.



Prepared by:
Garcia Surveyors, Inc.

Anthony A. Garcia, P.S.
Registered Surveyor No. 8112

K:\Drawings\DRAW\175S00038 Columbus UIRF Sidewalk\175038\Design\RW\Legals\Patriarch.doc