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*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 – 604 T
(Phyllis D. Hart, Instrument Number 15096014)**

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot 37 in E. J. Spencer's Subdivision, as described in Plat Book 7, Pages 278 and 279, conveyed to Phyllis D. Hart (Auditor's Parcel Number 010-054594-00) as described in Official Record 15096014, 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 a parcel of land as described in Official Record 15096014, Franklin County, Ohio Records Office, currently deeded to Phyllis D. Hart, with the westerly right-of-way line of Ellsworth Avenue, as it now exists;

Thence North eighty-six (86) degrees, two (02) minutes, twenty (20) seconds West along said southerly line of a parcel of land as described in Official Record 15096014, Franklin County, Ohio Records Office, currently deeded to Phyllis D. Hart, a distance of eight and zero hundredths (8.00') feet to a point;

Thence North three (03) degrees, fifty-seven (57) minutes, forty (40) seconds East crossing said lot 37, a distance of eleven and fifty hundredths (11.50') feet to a point;

Thence South eighty-six (86) degrees, two (02) minutes, twenty (20) second East crossing said lot 37, a distance of eight and zero hundredths (8.00') 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 along said westerly right-of-way line of Ellsworth Avenue, as it now exists, a distance of eleven and fifty hundredths (11.50') feet to the TRUE POINT OF BEGINNING.

Said parcel of land containing an area of 92 square feet or 0.002 acres of land, more or less, all in Tax Parcel 010-054594-00.

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.

The above description is based on a field survey performed under my supervision during March,
Tony Garcia – mobile (419) 466-5345 tony@garciasurveyors.com Page 1 of 2



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2018.

Prior deed reference is Official Record 15096O14, Franklin County, Ohio Records Office, currently deeded to Phyllis D. Hart.



Prepared by:
Garcia Surveyors, Inc.

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

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