

**TEMPORARY EASEMENT
5802 SEFFNER DR
DESCRIPTION OF 0.032 ACRES**

Situated in the State of Ohio, County of Franklin, being located in Section 6, Quarter Township 2, Township 2, Range 16, of the United States Military Lands and being a part of Reserve "C" as numbered and delineated on the plat Crossing at Rocky Fork Section 1, of record as recorded in Plat Book 124, Page 88. 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 on Franklin County Geodetic Survey Monument No.8823 in the centerline of Central College Road (R/W varies), said monument being 366.03 feet S 84°56'47" E from the centerline intersection of Hamilton Road with the centerline of Central College Road, same being the north line of a 1.749 acres tract of land described in a deed to the City of Columbus by deed of record in Official Record Book 22969A01;

Thence **S 84 degrees 56 minutes 47 seconds E** a distance of **358.04 feet** with the centerline of Central College Road and the north line of City of Columbus 1.749 acres tract to a mag nail found in the centerline of Seffner Drive (52' R/W);

Thence **N 05 degrees 03 minutes 13 seconds E** a distance of **100.56 feet** with the centerline of Seffner Drive to a point in said centerline;

Thence **S 84 degrees 56 minutes 47 seconds E** a distance of **26.00 feet** across said roadway to the existing easterly right of way line, same being the westerly line of said Reserve "C" and being the **TRUE POINT OF BEGINNING**;

Thence **S 85 degrees 12 minutes 35 seconds E** a distance of **40.65 feet** across Reserve "C" to a point in the westerly line of a 0.574 acres tract of land as described in a deed to Johnathan Oliver and Rene Nicole Oliver by deed of record in Instrument No. 201411130151812, same being also the easterly line of said Reserve "C";

Thence **S 03 degrees 32 minutes 54 seconds W** a distance of **33.77 feet** with the west line of Oliver's said 0.574 acre tract and the east line of said Reserve "C" to a point in said line;

Thence **N 84 degrees 56 minutes 47 seconds W** a distance of **39.87 feet** across said Reserve "C" to a point on a curve and being in the existing easterly right of way line for Seffner Drive, said point also being in the westerly line of said Reserve "C";

Thence on the arc of a curve to the right and non-tangent to the previous course with the existing easterly right of way line for Seffner Drive and the westerly line of Reserve "C" and having as its elements a delta of 23°35'28", a radius of 20.00 feet, an arc length of 8.23 feet with a **Chord Bearing of N06°44'31"W with a Chord length of 8.18 feet** to a point of tangency;

Thence **N 05 degrees 03 minutes 13 seconds E** a distance of **25.56 feet** with the existing easterly right of way line for Seffner Drive and the westerly line of said Reserve 'C' to the **TRUE POINT OF BEGINNING**; containing 0.032 acres of land, more or less.

The above described area contains a total of **0.032 acres** within Franklin County Auditor's Parcel Number 010-298415-00, which includes 0.000 acres in the present road occupied,

Grantor claims title by Instrument recorded in Instrument No. 201808030104237 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 and were established utilizing ODOT's VRS System, GPS equipment and procedures and an established bearing of S 84°56'47" E between Franklin County Monuments 8823 and Monument 8822 on the centerline of Central College Road.

This description was prepared from existing records and a field survey performed in November 2016.

Resource International, Inc.

Mark S. Ward, P.S.
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