

# Columbus Engineering Consultants, Inc.

Consulting Engineers and Surveyors  
Subsurface Utility Engineering Specialists

870 Michigan Avenue • Columbus, Ohio 43215 • Vox (614) 221-4500 • Fax (614) 221-0466

## PERMANENT EASEMENT

(Grantor: The Board of Trustees of Columbus Metropolitan Library)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Lot No. 7 of the "Sub-Division of M.L. Sullivants Land" of record in Plat Book 11, Page 21, and being 0.0026 acre out of the tract conveyed to The Board of Trustees of Columbus Metropolitan Library in Official Record 25446, H11 (further shown upon the attached exhibit), and being described as follows:

**Commencing** at the intersection of the centerline of right-of-way of South Powell Avenue (60 feet in width) and the centerline of right-of-way of Sullivant Avenue (Varies in width);

Thence North 02° 44' 22" West, along the said centerline of right-of-way of South Powell Avenue, a distance of 192.86 feet to a point;

Thence North 87° 15' 38" East, leaving the aforesaid centerline of right-of-way, a distance of 30.00 feet to a point in the easterly right-of-way line of said South Powell Avenue at the northwesterly corner of the 0.929 Acre tract conveyed to Columbus Energy #1, LLC in Instrument Number 201010190138570, being the **Point of Beginning** for the herein described easement;

Thence North 02° 44' 22" West, along the said easterly right-of-way line of South Powell Avenue, a distance of 14.00 feet to a point;

Thence North 86° 48' 36" East, leaving the said easterly right-of-way line, and through the said The Board of Trustees of Columbus Metropolitan Library tract, a distance of 8.00 feet to a point;

Thence South 02° 44' 22" East, continuing through the said The Board of Trustees of Columbus Metropolitan Library tract, a distance of 14.00 feet to a point in the northerly line of the said Columbus Energy #1, LLC tract;

Thence South 86° 48' 36" West, along the said northerly line of the Columbus Energy #1, LLC tract, a distance of 8.00 feet to the **Point of Beginning**.

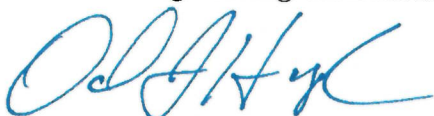
Containing 0.0026 acre (112 square feet), more or less, out of Franklin County Auditor's Parcel No. 010-018873.

Subject to all other existing and valid easements, restrictions and conditions, if any.

All references herein are to records recorded in the Recorder's Office, Franklin County, Ohio.

Bearings are established to the Ohio State Plane Coordinate System – South Zone (NAD83) using GPS observations performed in September 2016 with a bearing of North 02° 44' 22" West along the centerline of South Powell Avenue, and all other bearings calculated from this meridian.

Columbus Engineering Consultants, Inc.



Daniel J. Hornyak  
Registered Professional Surveyor No. 7963

05/31/17

Date



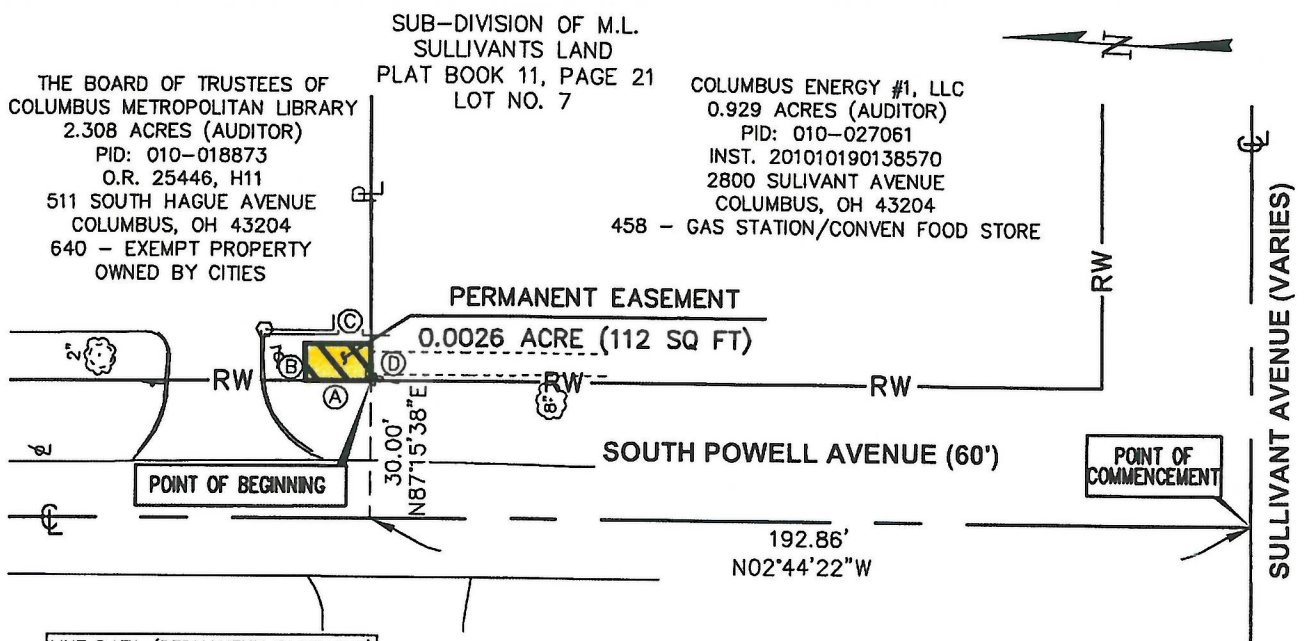
# COLUMBUS ENGINEERING CONSULTANTS, INC.

CONSULTING ENGINEERS AND SURVEYORS

870 MICHIGAN AVENUE, COLUMBUS, OHIO 43215  
PHONE: (614) 221-4500 FAX: (614) 221-0466

## PERMANENT EASEMENT

LOCATED IN LOT NO. 7 OF "SUB-DIVISION OF M.L. SULLIVANTS LAND" AS RECORDED IN PLAT BOOK 11, PAGE 21, AND BEING A 0.0026 ACRE PERMANENT EASEMENT OUT OF THE TRACT CONVEYED TO THE BOARD OF TRUSTEES OF COLUMBUS METROPOLITAN LIBRARY IN OFFICIAL RECORD 25446, H11, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO.

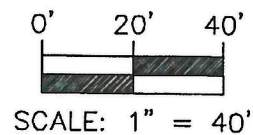


THE BOARD OF TRUSTEES OF  
COLUMBUS METROPOLITAN LIBRARY  
2.308 ACRES (AUDITOR)  
PID: 010-018873  
O.R. 25446, H11  
511 SOUTH HAGUE AVENUE  
COLUMBUS, OH 43204  
640 - EXEMPT PROPERTY  
OWNED BY CITIES

SUB-DIVISION OF M.L.  
SULLIVANTS LAND  
PLAT BOOK 11, PAGE 21  
LOT NO. 7

COLUMBUS ENERGY #1, LLC  
0.929 ACRES (AUDITOR)  
PID: 010-027061  
INST. 201010190138570  
2800 SULLIVANT AVENUE  
COLUMBUS, OH 43204  
458 - GAS STATION/CONVEN FOOD STORE

LINE DATA (PERMANENT EASEMENT)		
REF	BEARING	DISTANCE
A	N02°44'22"W	14.00'
B	N86°48'36"E	8.00'
C	S02°44'22"E	14.00'
D	S86°48'36"W	8.00'



ALL REFERENCES HEREON ARE TO RECORDS RECORDED IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

We hereby certify that this plat is prepared from an actual field survey made in September of 2016, and to the best of our knowledge is correct.

COLUMBUS ENGINEERING CONSULTANTS, INC.

DANIEL J. HORNYAK  
Registered Professional Surveyor No. 7963

05/31/17

Date

### BASIS OF BEARINGS

BEARINGS ARE ESTABLISHED TO THE OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83) USING GPS OBSERVATIONS PERFORMED IN SEPTEMBER 2016 WITH A BEARING OF N02°44'22"W ESTABLISHED ALONG THE CENTERLINE OF SOUTH POWELL AVENUE, AND ALL OTHER BEARINGS CALCULATED FROM THIS MERIDIAN.