

IPT

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: Carol Young)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Lot No. 5 of the "Schiller Haus" subdivision of record in Plat Book 76, Page 67, and being 0.0005 acre out of the tract conveyed to Carol Young, in Instrument Number 201206210088839 (further shown upon the attached exhibit), and being described as follows:

Commencing at the intersection of the centerline of right-of-way of Jaeger Street (21 feet in width) and the centerline of right-of-way of Lear Street (30 feet in width);

Thence North 03° 26' 52" East, along the said centerline of right-of-way of Jaeger Street, a distance of 15.07 feet to a point;

Thence North 86° 33' 08" West, leaving the aforesaid centerline of right-of-way, a distance of 10.50 feet to a point at the intersection of the westerly right-of-way line of said Jaeger Street and the northerly right-of-way line of said Lear Street, being the **Point of Beginning** for the herein described easement;

Thence North 86° 08' 52" West, along the said northerly right-of-way line of Lear Street, a distance of 20.10 feet to a point;

Thence North 03° 26' 52" East, leaving the said northerly right-of-way line of Lear street, and through the said Carol Young tract, a distance of 1.00 feet to a point;

Thence South 86° 08' 52" East, continuing through the said Carol Young tract, a distance of 20.10 feet to a point in the said westerly right-of-way line Jaeger Street;

Thence South 03° 26' 52" West, along the said westerly right-of-way line of Jaeger Street, a distance of 1.00 feet to the **Point of Beginning**.

Containing 0.0005 acre (20 square feet), more or less, out of Franklin County Auditor's Parcel No. 010-223118.

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 03° 26' 52" East along the centerline of Jaeger Street, and all other bearings calculated from this meridian.

Columbus Engineering Consultants, Inc.



Daniel J. Hornyak
Registered Professional Surveyor No. 7963

05/31/17

Date



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TEMPORARY CONSTRUCTION EASEMENT

(Grantor: Carol Young)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Lot No. 5 of the "Schiller Haus" subdivision of record in Plat Book 76, Page 67, and being 0.0007 acre out of the tract conveyed to Carol Young, in Instrument Number 201206210088839 (further shown upon the attached exhibit), and being described as follows:

Commencing at the intersection of the centerline of right-of-way of Jaeger Street (21 feet in width) and the centerline of right-of-way of Lear Street (30 feet in width);

Thence North 03° 26' 52" East, along the said centerline of right-of-way of Jaeger Street, a distance of 15.07 feet to a point;

Thence North 86° 33' 08" West, leaving the said centerline of right-of-way, a distance of 10.50 feet to a point in the westerly right-of-way line of said Jaeger Street and the northerly right-of-way line of said Lear Street;

Thence North 03° 26' 52" East, along the said westerly right-of-way line of Jaeger Street, a distance of 1.00 feet to a point;

Thence North 86° 08' 52" West, leaving the said westerly right-of-way line of Jaeger Street, and through the said Carol Young tract, a distance of 5.24 feet to a point, being the **Point of Beginning** for the herein described easement;

Thence continuing through the said Carol Young tract, the following four (4) courses;

- 1) North 86° 08' 52" West, a distance of 6.00 feet to a point;
- 2) North 03° 51' 08" East, a distance of 4.80 feet to a point;
- 3) South 86° 08' 52" East, a distance of 6.00 feet to a point;
- 4) South 03° 51' 08" West, a distance of 4.80 feet to the **Point of Beginning**.

Containing 0.0007 acre (29 square feet), more or less, out of Franklin County Auditor's Parcel No. 010-223118.

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.

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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 03° 26' 52" East along the centerline of Jaeger Street, and all other bearings calculated from this meridian.

Columbus Engineering Consultants, Inc.



05/31/17

Daniel J. Hornyak
Registered Professional Surveyor No. 7963

Date



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COLUMBUS ENGINEERING CONSULTANTS, INC.

CONSULTING ENGINEERS AND SURVEYORS

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

PERMANENT EASEMENT TEMPORARY CONSTRUCTION EASEMENT

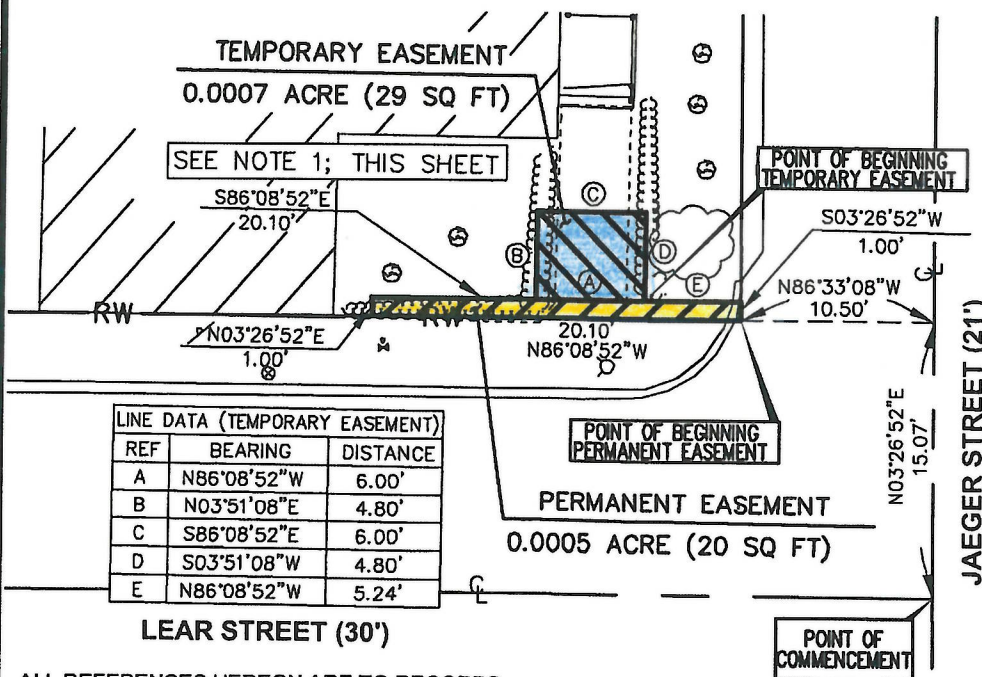
LOCATED IN LOT NO. 5 OF "SCHILLER HAUS" SUBDIVISION AS RECORDED IN PLAT BOOK 76, PAGE 67, AND BEING A 0.0005 ACRE PERMANENT EASEMENT AND A 0.0007 ACRE TEMPORARY EASEMENT OUT OF THE TRACT CONVEYED TO CAROL YOUNG IN INSTRUMENT 201206210088839, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO.

CAROL YOUNG
P.I.D. 010-223118
INST. 201206210088839
0.075 ACRES
629 JAEGER ST
COLUMBUS, OH 43206
510 - ONE FAMILY DWELLING

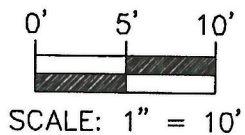
SCHILLER HAUS
PLAT BOOK 76, PAGE 67
LOT NO. 5

NOTE 1:

EXTREME CAUTION SHALL BE EXERCISED SO THAT NOT TO DISTURB LANDSCAPES OR SHRUBS. IF LANDSCAPES OR SHRUBS ARE DAMAGED, IT SHALL BE RESTORED TO ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.



LINE DATA (TEMPORARY EASEMENT)		
REF	BEARING	DISTANCE
A	N86°08'52"W	6.00'
B	N03°51'08"E	4.80'
C	S86°08'52"E	6.00'
D	S03°51'08"W	4.80'
E	N86°08'52"W	5.24'



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

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 N03°26'52"E ESTABLISHED ALONG THE CENTERLINE OF JAEGER STREET, AND ALL OTHER BEARINGS CALCULATED FROM THIS MERIDIAN.