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# 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

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## EASEMENT

(Grantor: The Ohio State University)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Lot No.'s 116 and 117 of the "Eastwood Heights Addition" of record in Plat Book 4, Page 109, and being 0.0044 acre out of the tract conveyed to The Ohio State University in Instrument Number 199904090088853 (further shown upon the attached exhibit), and being described as follows:

**Commencing** at the intersection of the centerline of right-of-way of Hawthorne Avenue (50 feet in width) and the centerline of right-of-way of Taylor Avenue (50 feet in width);

Thence North  $86^{\circ} 27' 48''$  West, along the said centerline of right-of-way of Hawthorne Avenue, a distance of 167.18 feet to a point;

Thence South  $03^{\circ} 32' 12''$  West, leaving the aforesaid centerline of right-of-way, a distance of 25.00 feet to a point at the intersection of the southerly right-of-way line of said Hawthorne Avenue and the easterly right-of-way line of an Alley (22 feet in width) at the northwesterly corner of Parcel X of said The Ohio State University tract, being the **Point of Beginning** for the herein described easement;

Thence South  $86^{\circ} 27' 48''$  East, along the said southerly right-of-way line of Hawthorne Avenue, a distance of 15.90 feet to a point;

Thence leaving the said southerly right-of-way line of Hawthorne Avenue, and through the said The Ohio State University tract, the following three (3) courses;

- 1) South  $03^{\circ} 53' 20''$  West, a distance of 2.00 feet to a point;
- 2) South  $32^{\circ} 14' 06''$  West, a distance of 12.43 feet to a point;
- 3) North  $86^{\circ} 27' 48''$  West, a distance of 12.00 feet to a point in the easterly right-of-way line of the said Alley;

Thence North  $03^{\circ} 53' 20''$  East, along the aforesaid easterly right-of-way line, a distance of 5.00 feet to a point;

Thence North  $18^{\circ} 04' 20''$  East, continuing along the aforesaid easterly right-of-way line, a distance of 8.16 feet to the **Point of Beginning**.

Containing 0.0044 acre (191 square feet), more or less, out of Franklin County Auditor's Parcel No.'s 010-050365 and 010-070144.

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 86° 27' 48" West along the centerline of Hawthorne Avenue, and all other bearings calculated from this meridian.

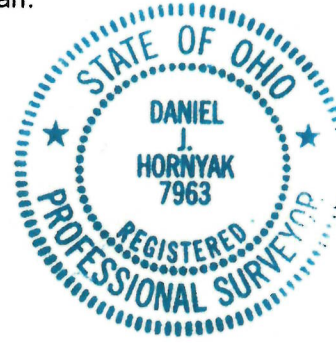
Columbus Engineering Consultants, Inc.



Daniel J. Hornyak  
Registered Professional Surveyor No. 7963

05/31/17

Date



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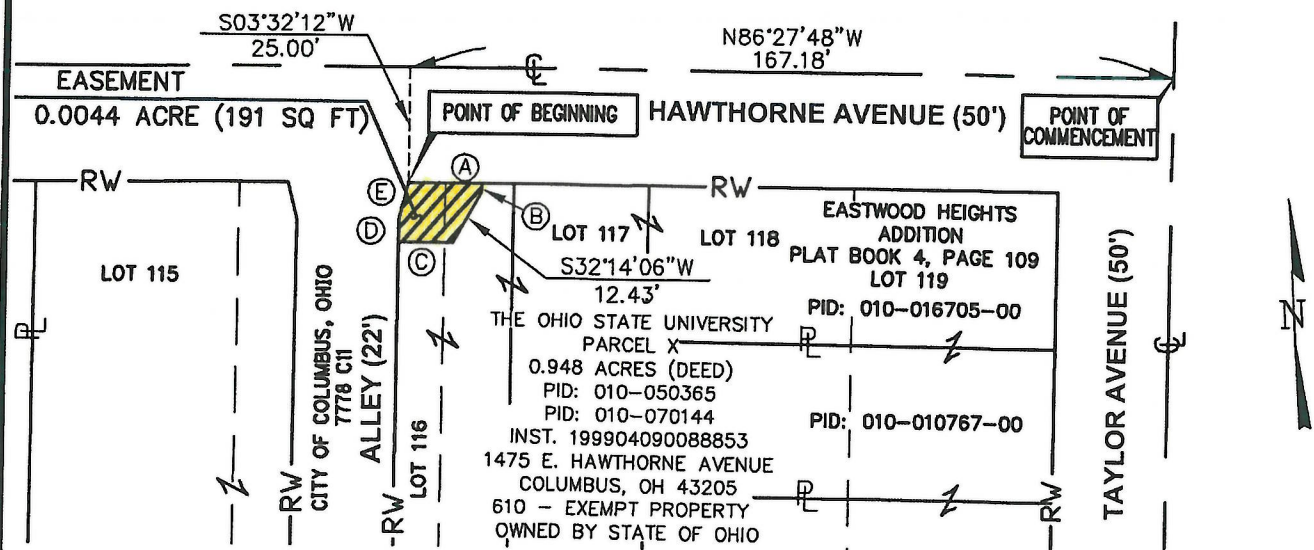
# COLUMBUS ENGINEERING CONSULTANTS, INC.

CONSULTING ENGINEERS AND SURVEYORS

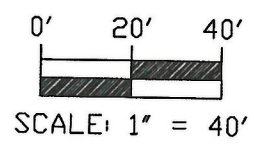
870 MICHIGAN AVENUE, COLUMBUS, OHIO 43215  
PHONE: (614) 221-4500 FAX: (614) 221-0466

## EASEMENT

LOCATED IN LOT NO.'S 116 AND 117 OF "EASTWOOD HEIGHTS ADDITION" AS RECORDED IN PLAT BOOK 4, PAGE 109, AND BEING A 0.0044 ACRE EASEMENT OUT OF THE TRACT CONVEYED TO THE OHIO STATE UNIVERSITY IN INSTRUMENT NUMBER 199904090088853, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO.



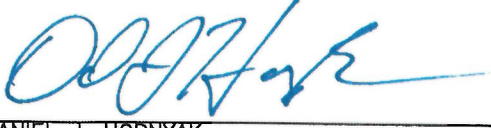
LINE DATA (EASEMENT)		
REF	BEARING	DISTANCE
A	S86°27'48"E	15.90'
B	S03°53'20"W	2.00'
C	N86°27'48"W	12.00'
D	N03°53'20"E	5.00'
E	N18°04'20"E	8.16'

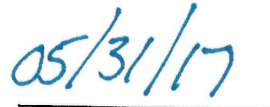


ALL REFERENCES HEREON ARE TO RECORDS RECORDED IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

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

  
 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 N86°27'48"W ESTABLISHED ALONG THE CENTERLINE OF HAWTHORNE AVENUE, AND ALL OTHER BEARINGS CALCULATED FROM THIS MERIDIAN.