
**PARCEL 12-P
0.001 ACRE (OR 50.0 SQUARE FEET)
PERMANENT EASEMENT
TO CONSTRUCT A CURB RAMP AND SIDEWALK
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF
THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation, and/or utility maintenance work deemed appropriate by the City of Columbus, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes plural, and words used in masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of right-of-way of Medina Avenue as shown on the plat "Centerline Plat – Medina Avenue" as recorded in Plat Book 126, Pages 41 & 42 of the records of the Franklin County Recorder, and being further described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in the Fourth Quarter, Town 1E, Range 18W of the United States Military District and being located in Lot No. 319 of the Highway Park Subdivision in Plat Book 14, Page 9. Also being part of a tract conveyed to Terrence T. Drakeford and Torra L. Drakeford by a deed recorded in Instrument Number 200306180183709 (all references refer to Franklin County Recorder's Office), more fully bounded and described as follows:

Beginning at the centerline intersection of Medina Avenue and East Hudson Street (CR-93), at Station 380+80.87 on the centerline of Medina Avenue and Station 343+18.00 on the centerline of East Hudson Street (CR-93), plan number 3570-E;

Thence N 03°33'54" E, along said centerline of Medina Avenue, a distance of 975.51 feet to a point at Station 390+56.38;

Thence S 86°26'06" E, a distance of 25.00 feet to a point in the westerly line of said Lot 319 and on the easterly right of way line of Medina Avenue, said point being 25.00 feet right of Station 390+56.38, the **TRUE PLACE OF BEGINNING**;

Thence N 03°33'54" E, along said right of way line, a distance of 10.00 feet to the intersection of the southerly right of way line of Briarwood Avenue;

Thence S 86°19'33" E, along said southerly right of way line, a distance of 10.00 feet to a point;

Thence S 48°37'11" W, through said Lot 319, a distance of 14.13 feet to the **TRUE PLACE OF BEGINNING** and containing 0.001 acre (or 50.0 square feet) of land.

The above described area is contained within the Franklin County Auditor's Parcel Identification Number 010-074604-00.

The Basis of Bearings were established by GPS observations of selected stations in the Ohio Department of Transportation (ODOT) Virtual Reference System (VRS). Franklin County Geodetic Survey Monuments Frank 64 and Frank 164 were used to establish a Basis of Bearing of N 03°33'54" E for the portion of centerline of Medina Avenue north of East Hudson Street and south of Briarwood Avenue.

This description was prepared by IBI Group (Columbus, OH), based upon a field survey performed by IBI Group in February 2019.

Ryan M. Hutson P.S. #8586
IBI Group

Date