

# Columbus Engineering Consultants, Inc.

Consulting Engineers and Surveyors  
Subsurface Utility Engineering Specialists

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## UTILITY EASEMENT (30-U)

(Grantor: Timberly Breitenbach (1/2) and Tabitha Bowe (1/2))

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Lots 2, 3 and 4 of the Julius and Edward Dotters Parsons Avenue Subdivision of record in Plat Book 7, Page 183, and being 0.0005 acre out of the tract conveyed to Timberly Breitenbach (1/2) and Tabitha Bowe (1/2) in Instrument 201405020054419, (further shown upon the attached exhibit), and being described as follows:

**Commencing** at a point at the intersection of the easterly right-of-way line of Parsons Avenue and the northerly right-of-way line of Thurman Avenue, being the southwesterly corner of said Lots 2, 3 and 4 and the said Timberly Breitenbach (1/2) and Tabitha Bowe (1/2) tract;

Thence North 3° 46' 08" East, along the said easterly right-of-way line of Parsons Avenue, a distance of 6.16 feet to a point, said point being the **Point of Beginning** of the herein described easement;

Thence North 3° 46' 08" East, continuing along the said easterly right-of-way line of Parsons Avenue, a distance of 7.00 feet to a point;

Thence, leaving the said easterly right-of-way line and through the said Timberly Breitenbach (1/2) and Tabitha Bowe (1/2) tract, the following three (3) courses:

- 1) South 86° 13' 52" East, a distance of 3.00 feet to a point;
- 2) South 3° 46' 08" West, a distance of 7.00 feet to a point;
- 3) North 86° 13' 52" West, a distance of 3.00 feet to the **Point of Beginning**.

Containing 0.0005 acre (21 square feet) out of Franklin County Auditor's Parcel No. 010-012412.

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

Bearings are based on the Ohio State Plane Coordinate System (South Zone, NAD 83) established by gps observations performed in March of 2013.

**Columbus Engineering Consultants, Inc.**

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Daniel J. Hornyak  
Registered Professional Surveyor No. 7963

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Date