

SIDEWALK EASEMENT
8-P1
0.001 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 14, Township 5, Range 22, Refugee Lands, being on, over and across Lots 13 and 14 of that subdivision entitled "William Moneypeny's Subdivision" of record in Plat Book 3, Page 436, being part of that tract conveyed to Joseph L. Valentine and Tyrike Davis by deed of record in Instrument Number 201310030167731 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the easterly common corner of said Lots 13 and 14, in the westerly right-of-way line of Ohio Avenue;

thence South 02° 59' 53" West, with said westerly right-of-way line, a distance of 23.89 feet to the northeasterly corner of that tract conveyed to the City of Columbus, Ohio by deed of record in Instrument Number 201403060027742;

thence North 86° 27' 15" West, with the line common to said Joseph L. Valentine and Tyrike Davis and City of Columbus, Ohio tracts, a distance of 2.50 feet to a point;

thence North 02° 59' 53" East, across said Lot 13, a distance of 2.18 feet to a point of curvature to the right;

thence across said Lots 13 and 14, with said curve to the right, having a central angle of 05° 47' 59", a radius of 229.50 feet, an arc length of 23.23 feet, a chord bearing of North 05° 53' 52" East and chord distance of 23.22 feet to a point in the southerly line of that tract conveyed to Peoples Investment Group, LLC by deed of record in Instrument Number 201208270125440;

thence South 86° 27' 15" East, with the line common to said Joseph L. Valentine and Tyrike Davis and Peoples Investment Group, LLC tracts, a distance of 1.33 feet to the southeasterly corner of said Peoples Investment Group, LLC tract, in said westerly right-of-way line;

thence South 02° 59' 53" West, with said westerly right-of-way line, a distance of 1.49 feet to the POINT OF BEGINNING, containing 0.001 acre of land, more or less, all of which is located within Parcel Number 010-031537.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk
Professional Surveyor No. 7865

Date