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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

PERMANENT EASEMENT (GRANTOR: CAR JMC, L.L.C.)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 4, Township 2, Range 18, United States Military Lands, and being 0.005 Acre out of the tract conveyed to Car JMC, L.L.C. in Instrument Number 200109240219382 (further shown upon the attached exhibit), and being described as follows:

Commencing at the intersection of the centerline of right-of-way of Huntley Road (80 feet in width) and the centerline of right-of-way of Dublin-Granville Road (Varies in width);

Thence North 00° 19' 41" East, along the said centerline of right-of-way of Huntley Road, a distance of 32.37 feet to a point;

Thence North 89° 40' 19" West, leaving the aforesaid centerline of right-of-way, a distance of 40.00 feet to a point at the intersection of the westerly right-of-way line of said Huntley Road and the northerly right-of-way line of said Dublin-Granville Road, being the **Point of Beginning** for the herein described easement;

Thence North 86° 13' 38" West, along the said northerly right-of-way line of Dublin-Granville Road, a distance of 20.00 feet to a point;

Thence North 47° 03' 02" East, leaving the said northerly right-of-way line of Dublin-Granville Road, and through the said Car JMC, L.L.C. tract, a distance of 27.42 feet to a point in the said westerly right-of-way line of Huntley Road;

Thence South 00° 19' 41" West, along the said westerly right-of-way line of Huntley Road, a distance of 20.00 feet to the **Point of Beginning**.

Containing 0.005 acre (200 square feet), more or less, out of Franklin County Auditor's Parcel No. 100-002798.

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

Bearings are established to the Ohio State Plane Coordinate System – South Zone (NAD83) using GPS observations performed in November 2016 with a bearing of South 86° 43' 19" East along the centerline of Dublin-Granville Road (St. Rt. 161), and all other bearings calculated from this meridian.

Columbus Engineering Consultants, Inc.



Daniel J. Hornyak
Registered Professional Surveyor No. 7963

05/25/17
Date



COLUMBUS ENGINEERING CONSULTANTS, INC.

CONSULTING ENGINEERS AND SURVEYORS

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

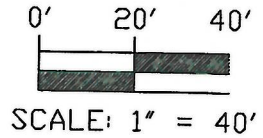
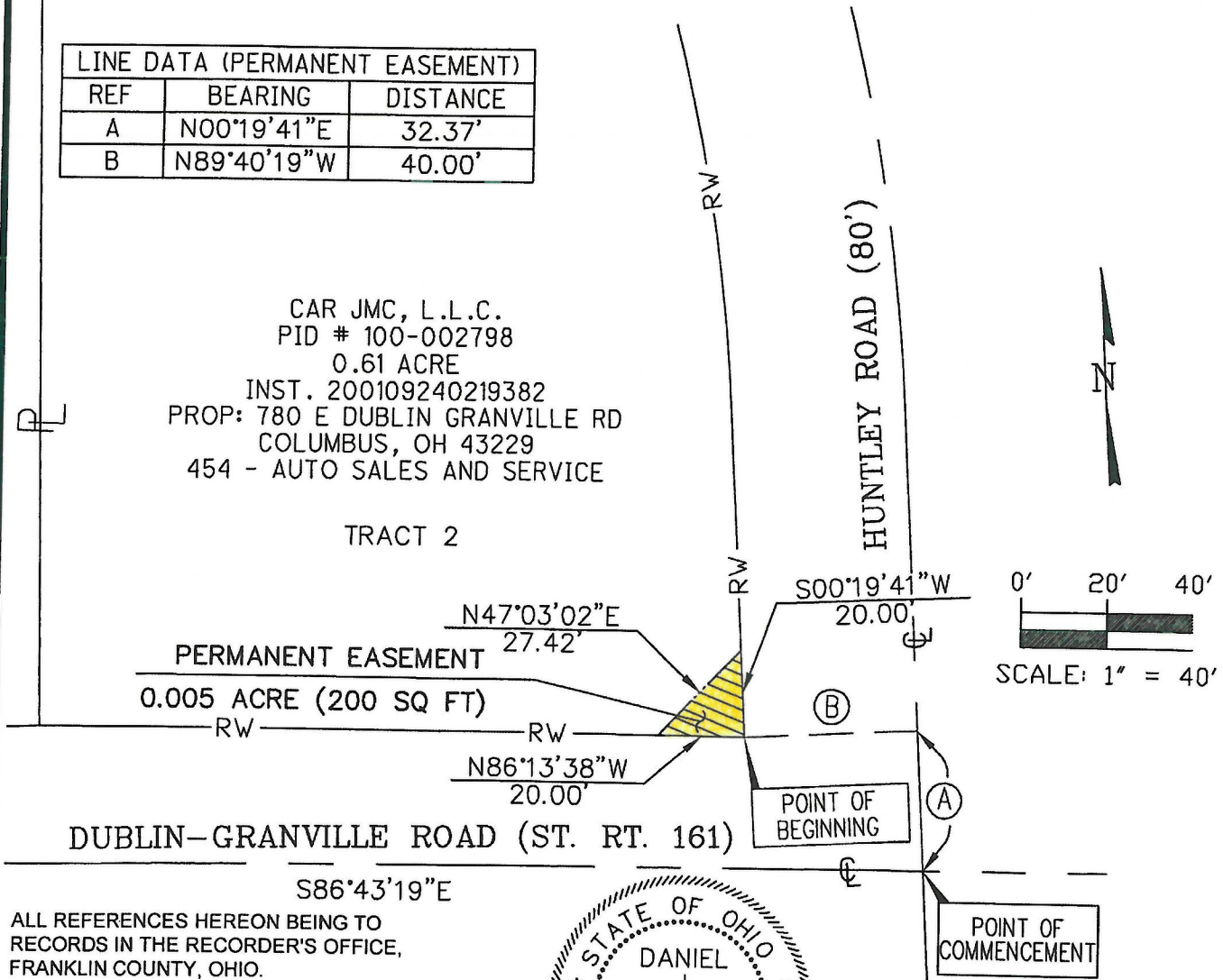
PERMANENT EASEMENT

LOCATED IN SECTION 4, TOWNSHIP 2, RANGE 18, UNITED STATES MILITARY LANDS,
AND BEING 0.005 ACRE OUT OF THE TRACT CONVEYED TO CAR JMC, L.L.C. IN
INSTRUMENT 200109240219382, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO.

LINE DATA (PERMANENT EASEMENT)		
REF	BEARING	DISTANCE
A	N00°19'41"E	32.37'
B	N89°40'19"W	40.00'

CAR JMC, L.L.C.
PID # 100-002798
0.61 ACRE
INST. 200109240219382
PROP: 780 E DUBLIN GRANVILLE RD
COLUMBUS, OH 43229
454 - AUTO SALES AND SERVICE

TRACT 2



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

We hereby certify that this plat is prepared from an actual field survey made in November of 2016, and to the best of our knowledge is correct.

COLUMBUS ENGINEERING CONSULTANTS, INC.

Daniel J. Hornyak 05/25/17

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 NOVEMBER 2016 WITH A BEARING OF S86°43'19"E ESTABLISHED ALONG THE CENTERLINE OF DUBLIN-GRANVILLE ROAD (ST. RT. 161), AND ALL OTHER BEARINGS CALCULATED FROM THIS MERIDIAN.