

# Columbus Engineering Consultants, Inc.

Consulting Engineers and Surveyors  
Subsurface Utility Engineering Specialists

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## **SIDEWALK EASEMENT (4-P)**

(Grantor: Zoeiter Investment Club)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Lots 4, and 5 of the Ruhwedel's South Side Addition of record in Plat Book 7, Page 116, and being 0.0005 acre out of the tract conveyed to Zoeiter Investment Club in Instrument 201009010112885 (further shown upon the attached exhibit), and being described as follows:

**Beginning** at a point at the intersection of the easterly right-of-way line of Parsons Avenue and the northerly right-of-way line of a 10 foot wide Alley, being the southwesterly corner of the said Zoeiter Investment Club tract;

Thence North 3° 31' 26" East, along the aforesaid easterly right-of-way line, a distance of 4.85 feet to a point;

Thence South 86° 04' 09" East, leaving the said easterly right-of-way line of Parsons Avenue and through the said Zoeiter Investment Club tract, a distance of 4.01 feet to a point;

Thence North 3° 35' 01" West, continuing through the said Zoeiter Investment Club tract, a distance of 4.86 feet to a point in the said northerly right-of-way line of a 10 foot wide Alley;

Thence North 85° 29' 23" West, along the aforesaid northerly right-of-way line, a distance of 4.00 feet to the **Point of Beginning**.

Containing 0.0005 acre (20 square feet) out of Franklin County Auditor's Parcel No. 010-017714.

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