

# Columbus Engineering Consultants, Inc.

Consulting Engineers and Surveyors  
Subsurface Utility Engineering Specialists

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## **SIDEWALK EASEMENT (7-T)**

(Grantor: Daniel W. Palay)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Lot 1 of the Ruhwedel's South Side Addition of record in Plat Book 7, Page 116 and in a the subdivision of 4.57 acres of Lot 1 of Tobias Ruhwedel's Estate of record in Complete Record 35, Page 478, and being 0.0004 acre out of the tract conveyed to Barbara L. Fabek, Trustee of the Baron Trust, in Official Record 34047, Page D-03, (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 Innis Avenue, being the northwesterly corner of the said Barbara L. Fabek tract;

Thence South  $86^{\circ} 33' 57''$  East, along the aforesaid northerly right-of-way line, a distance of 0.56 feet to a point;

Thence South  $3^{\circ} 31' 26''$  West, leaving the said northerly right-of-way line and through the said Barbara L. Fabek tract, a distance of 34.20 feet to a point;

Thence North  $86^{\circ} 28' 34''$  West, continuing through the said Barbara L. Fabek tract, a distance of 0.56 feet to a point in the said easterly right-of-way line of Parsons Avenue;

Thence North  $3^{\circ} 31' 26''$  East, along the aforesaid easterly right-of-way line, a distance of 34.20 feet to the **Point of Beginning**.

Containing 0.0055 acre (240 square feet) out of Franklin County Auditor's Parcel No. 010-043074.

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