

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

SIDEWALK EASEMENT (42-P)

(Grantor: JMM Real Estate, LLC)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Lots 1, 2, 3 and 4 of the Thurman Administrator's Subdivision of record in Plat Book 7, Page 118-119, and being 0.0009 acre out of the tract conveyed to JMM Real Estate, LLC in Instrument 200110230243564, (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 southerly right-of-way line of Columbus Street, being the northwesterly corner of the said JMM Real Estate, LLC tract;

Thence South $86^{\circ} 09' 11''$ East, along the said southerly right-of-way line of said Columbus Street, a distance of 16.96 feet to a point;

Thence, leaving the said southerly right-of-way line and through the said JMM Real Estate, LLC tract, the following five (5) courses:

- 1) South $3^{\circ} 50' 49''$ West, a distance of 0.50 feet to a point;
- 2) North $86^{\circ} 09' 11''$ West, a distance of 2.30 feet to a point;
- 3) South $72^{\circ} 15' 43''$ West, a distance of 7.06 feet to a point;
- 4) North $86^{\circ} 01' 22''$ West, a distance of 5.58 feet to a point;
- 5) Thence with a curve to the left having a radius of 2.51 feet, a central angle of ????, being subtended with a chord bearing of South $46^{\circ} 44' 42''$ West and a chord distance of 3.67 feet to a point in the said easterly right-of-way line of Parsons Avenue;

Thence North $3^{\circ} 39' 05''$ East, along the said easterly right-of-way line of Parsons Avenue, a distance of 5.78 feet to the **Point of Beginning**.

Containing 0.0009 acre (39 square feet) out of Franklin County Auditor's Parcel No. 010-003993.

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.

Daniel J. Hornyak
Registered Professional Surveyor No. 7963

Date