

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: Judson F. Martt and Stefanie M. Martt)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Lot No. 20 of the "Abraham Stott's" subdivision of record in Deed Book 36, Page 472, and being 0.0005 acre out of the tract conveyed to Judson F. Martt and Stefanie M. Martt in Instrument Number 200212110318129 (further shown upon the attached exhibit), and being described as follows:

Commencing at the intersection of the centerline of right-of-way of Beck Street (34 feet in width) and the centerline of right-of-way of Jaeger Street (21 feet in width);

Thence North 85° 45' 06" West, along the said centerline of right-of-way of Beck Street, a distance of 10.26 feet to a point;

Thence South 04° 14' 54" West, leaving the aforesaid centerline of right-of-way, a distance of 17.00 feet to a point at the intersection of the westerly right-of-way line of said Jaeger Street and the southerly right-of-way line of said Beck Street at the northeasterly corner of said Judson F. Martt and Stefanie M. Martt tract, being the **Point of Beginning** for the herein described easement;

Thence South 03° 26' 52" West, along the said westerly right-of-way line of Jaeger Street, a distance of 2.83 feet to a point at the northerly face of a brick wall;

Thence leaving the said westerly right-of-way line of Jaeger Street, and through the said Judson F. Martt and Stefanie M. Martt tract, the following three (3) courses;

- 1) North 41° 53' 15" West, along the said northerly face of a brick wall, a distance of 3.14 feet to a point;
- 2) North 87° 33' 49" West, continuing along the said northerly face of a brick wall, a distance of 7.13 feet to a point;
- 3) North 85° 54' 39" West, continuing along the said northerly face of a brick wall, a distance of 11.65 feet to a point;

Thence North 04° 14' 54" East, leaving the said northerly face of a brick wall, a distance of 0.91 feet to a point in the southerly right-of-way line of said Beck Street;

Thence South 85° 45' 06" East, along the said southerly right-of-way line of Beck Street, a distance of 21.00 feet to the **Point of Beginning**.

Containing 0.0005 acre (20 square feet), more or less, out of Franklin County Auditor's Parcel No. 010-048901.

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

All references herein are to records recorded in the Recorder's Office, Franklin County, Ohio.

2P

Bearings are established to the Ohio State Plane Coordinate System – South Zone (NAD83) using GPS observations performed in September 2016 with a bearing of North 85° 45' 06" West along the centerline of Beck Street, and all other bearings calculated from this meridian.

Columbus Engineering Consultants, Inc.



05/31/17

Daniel J. Hornyak
Registered Professional Surveyor No. 7963

Date



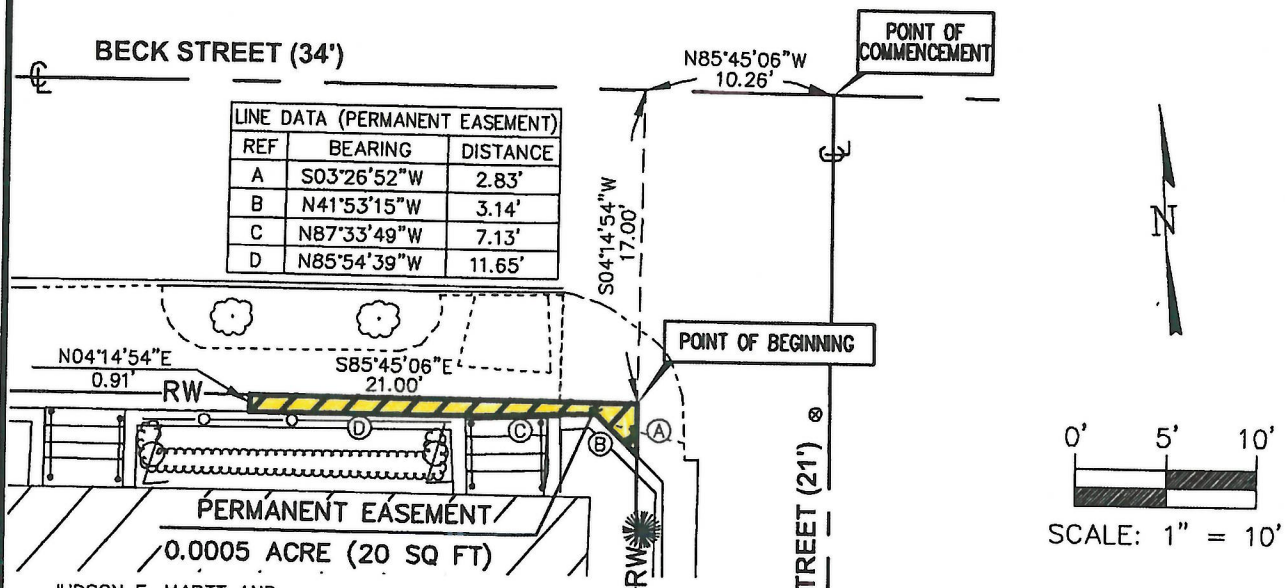
COLUMBUS ENGINEERING CONSULTANTS, INC.

CONSULTING ENGINEERS AND SURVEYORS

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

PERMANENT EASEMENT

LOCATED IN PART OF LOT NO. 20 OF "ABRAHAM STOTT'S" SUBDIVISION AS RECORDED IN DEED BOOK 36, PAGE 472, AND BEING A 0.0005 ACRE PERMANENT EASEMENT OUT OF THE TRACT CONVEYED TO JUDSON F. MARTT AND STEFANIE M. MARTT IN INSTRUMENT 200212110318129, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO.



JUDSON F. MARTT AND
STEFANIE M. MARTT
P.I.D. 010-048901 ABRAHAM STOTT'S SUBDIVISION
INST. 200212110318129 DEED BOOK 37, PAGE 472
0.077 ACRES LOT NO. 20
293 E. BECK ST
COLUMBUS, OH 43206
510 - ONE FAMILY DWELLING

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

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

COLUMBUS ENGINEERING CONSULTANTS, INC.

[Handwritten Signature]

DANIEL J. HORNYAK
Registered Professional Surveyor No. 7963

[Handwritten Date] 05/31/17

Date



BASIS OF BEARINGS

BEARINGS ARE ESTABLISHED TO THE OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83) USING GPS OBSERVATIONS PERFORMED IN SEPTEMBER 2016 WITH A BEARING OF N85°45'06"W ESTABLISHED ALONG THE CENTERLINE OF BECK STREET, AND ALL OTHER BEARINGS CALCULATED FROM THIS MERIDIAN.