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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: Kristina L. Jacobson, Tr.)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Lot No. 7 of the "J.J. Briggamon" subdivision of record in Plat Book 1, Page 292, and being 0.0006 acre out of the tract conveyed to Kristina L. Jacobson, Tr. in Instrument Number 201005040054490 (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 15.08 feet to a point;

Thence North 04° 14' 54" East, leaving the aforesaid centerline of right-of-way, a distance of 17.00 feet to a point in the northerly right-of-way line of said Beck Street at the southwesterly corner of the 0.115 Acre tract conveyed to Timothy Charles Keny and James McClellen Keny in Deed Volume 3779, Page 400, being the **Point of Beginning** for the herein described easement;

Thence North 85° 45' 06" West, along the said northerly right-of-way line of Beck Street, a distance of 21.05 feet to a point;

Thence North 04° 14' 54" East, leaving the said right-of-way line of Beck Street, and through the said Kristina L. Jacobson, Tr. Tract, a distance of 1.30 feet to a point;

Thence South 85° 45' 06" East, continuing through the said Kristina L. Jacobson, Tr. Tract, a distance of 21.04 feet to a point in the westerly line of the said Timothy Charles Keny and James McClellen Keny tract;

Thence South 03° 50' 44" West, along the said westerly line of the said Timothy Charles Keny and James McClellen Keny tract, a distance of 1.30 feet to the **Point of Beginning**.

Containing 0.0006 acre (27 square feet), more or less, out of Franklin County Auditor's Parcel No. 010-014531.

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.

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.



Daniel J. Hornyak  
Registered Professional Surveyor No. 7963

05/31/17

Date



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## TEMPORARY CONSTRUCTION EASEMENT

(Grantor: Kristina L. Jacobson, Tr.)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Lot No. 7 of the "J.J. Briggamon" subdivision of record in Plat Book 1, Page 292, and being 0.0003 acre out of the tract conveyed to Kristina L. Jacobson, Tr. in Instrument Number 201005040054490 (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 15.08 feet to a point;

Thence North 04° 14' 54" East, leaving the aforesaid centerline of right-of-way, a distance of 17.00 feet to a point in the northerly right-of-way line of said Beck Street at the southwesterly corner of the 0.115 Acre tract conveyed to Timothy Charles Keny and James McClellen Keny in Deed Volume 3779, Page 400;

Thence North 03° 50' 44" East, leaving the said northerly right-of-way line of Beck Street and along the westerly line of the said Timothy Charles Keny and James McClellen Keny tract, a distance of 1.30 feet to a point, being the **Point of Beginning** for the herein described easement;

Thence leaving the said westerly line of the said Timothy Charles Keny and James McClellen Keny tract, and through the said Kristina L. Jacobson, Tr. tract, the following three (3) courses;

- 1) North 85° 45' 06" West, a distance of 3.00 feet to a point;
- 2) North 03° 50' 44" East, a distance of 4.70 feet to a point;
- 3) South 85° 45' 06" East, a distance of 3.00 feet to a point in the said westerly line of the Timothy Charles Keny and James McClellen Keny tract;

Thence South 03° 50' 44" West, along the said westerly line of the said Timothy Charles Keny and James McClellen Keny tract, a distance of 4.70 feet to the **Point of Beginning**.

Containing 0.0003 acre (14 square feet), more or less, out of Franklin County Auditor's Parcel No. 010-014531.

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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.

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



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# COLUMBUS ENGINEERING CONSULTANTS, INC.

CONSULTING ENGINEERS AND SURVEYORS

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

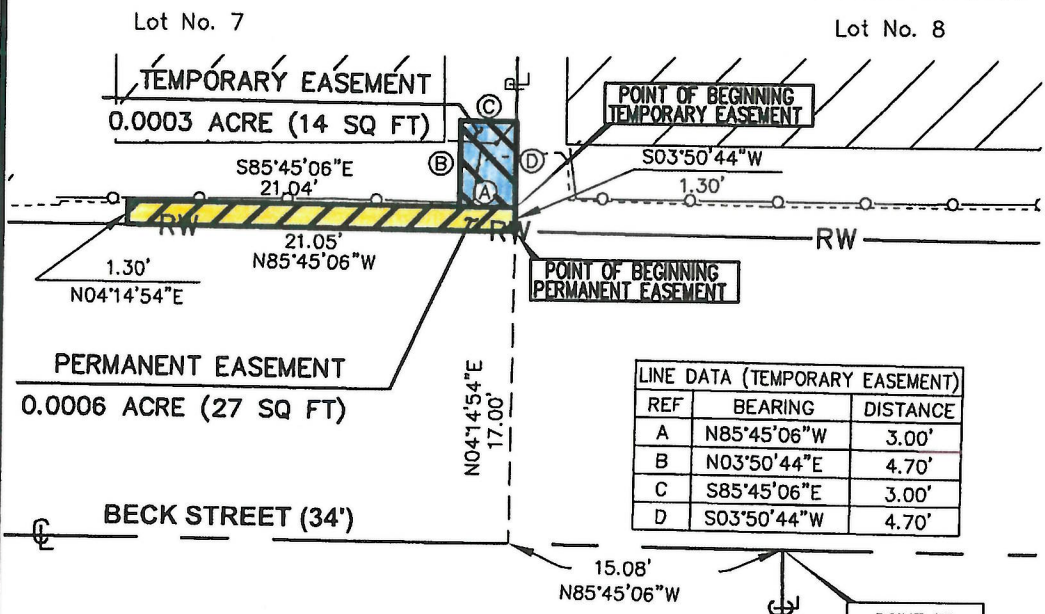
## PERMANENT EASEMENT TEMPORARY CONSTRUCTION EASEMENT

LOCATED IN LOT NO. 7 OF "J.J. BRIGGAMON" SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 292, AND BEING A 0.0006 ACRE PERMANENT EASEMENT AND A 0.0003 ACRE TEMPORARY EASEMENT OUT OF THE TRACT CONVEYED TO KRISTINA L. JACOBSON. TR. IN INSTRUMENT 201005040054490, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO.

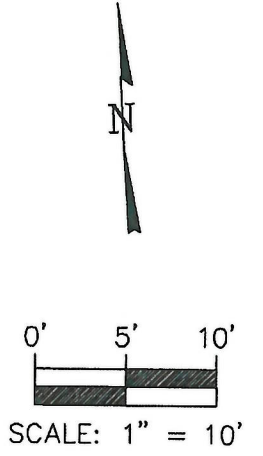
KRISTINA L. JACOBSON TR.  
P.I.D. 010-014531  
INST. 201005040054490  
0.115 ACRES  
296-298 E. BECK ST  
COLUMBUS, OH 43206  
520 - TWO FAMILY DWELLING

J. J. BRIGGAMON SUBDIVISION  
PLAT BOOK 1, PAGE 292

TIMOTHY CHARLES KENY  
JAMES McCLELLEN KENY  
P.I.D. 010-028154  
INST. 198002280004045  
D.V. 3779, PG. 400  
0.115 ACRES  
300 E. BECK ST  
COLUMBUS, OH 43206  
470 - DWELLING CONVERTED



LINE DATA (TEMPORARY EASEMENT)		
REF	BEARING	DISTANCE
A	N85°45'06"W	3.00'
B	N03°50'44"E	4.70'
C	S85°45'06"E	3.00'
D	S03°50'44"W	4.70'



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.

05/31/17

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 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.