

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: Beck Place Condominium, Inc. "The Association")

Situated in the State of Ohio, County of Franklin, City of Columbus, located in "Beck Place Condominium" of record in Condo Plat Book 215, Page 8, and being 0.0016 acre out of the tract conveyed to Beck Place Condominium, Inc. "The Association" in Instrument Number 201002170019031 (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 South 85° 45' 06" East, along the said centerline of right-of-way of Beck Street, a distance of 10.74 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 southerly right-of-way line of said Beck Street and the easterly right-of-way line of said Jaeger Street at the northwesterly corner the of said Beck Place Condominium, Inc. "The Association" tract, being the **Point of Beginning** for the herein described easement;

Thence South 85° 45' 06" East, along the said southerly right-of-way line of Beck Street, a distance of 10.20 feet to a point;

Thence leaving the said right-of-way line of Beck Street, and through the said Beck Place Condominium, Inc. "The Association" tract, the following five (5) courses;

- 1) South 03° 26' 52" West, a distance of 4.11 feet to a point at the face of wall of an existing building;
- 2) South 89° 40' 37" East, along the said face of wall, a distance of 1.05 feet to a point;
- 3) Continuing along the said face of wall, with a curve to the left, having a radius of 8.75 feet, a central angle of 89° 57' 42", an arc length of 13.74 feet, being subtended by a chord bearing of South 44° 41' 46" West and a chord distance of 12.37 feet to a point;
- 4) South 00° 17' 05" East, continuing along the said face of wall, a distance of 0.30 feet to a point;
- 5) North 85° 45' 06" West, leaving the said face of wall of an existing building, a distance of 1.01 feet to a point in the said easterly right-of-way line of Jaeger Street;

Thence North 03° 26' 52" East, along the said easterly right-of-way line of Jaeger Street, a distance of 13.90 feet to the **Point of Beginning**.

Containing 0.0016 acre (69 square feet), more or less, out the Beck Place Condominium, Inc. "The Association" tract.

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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.



Daniel J. Hornyak
Registered Professional Surveyor No. 7963

05/31/17

Date



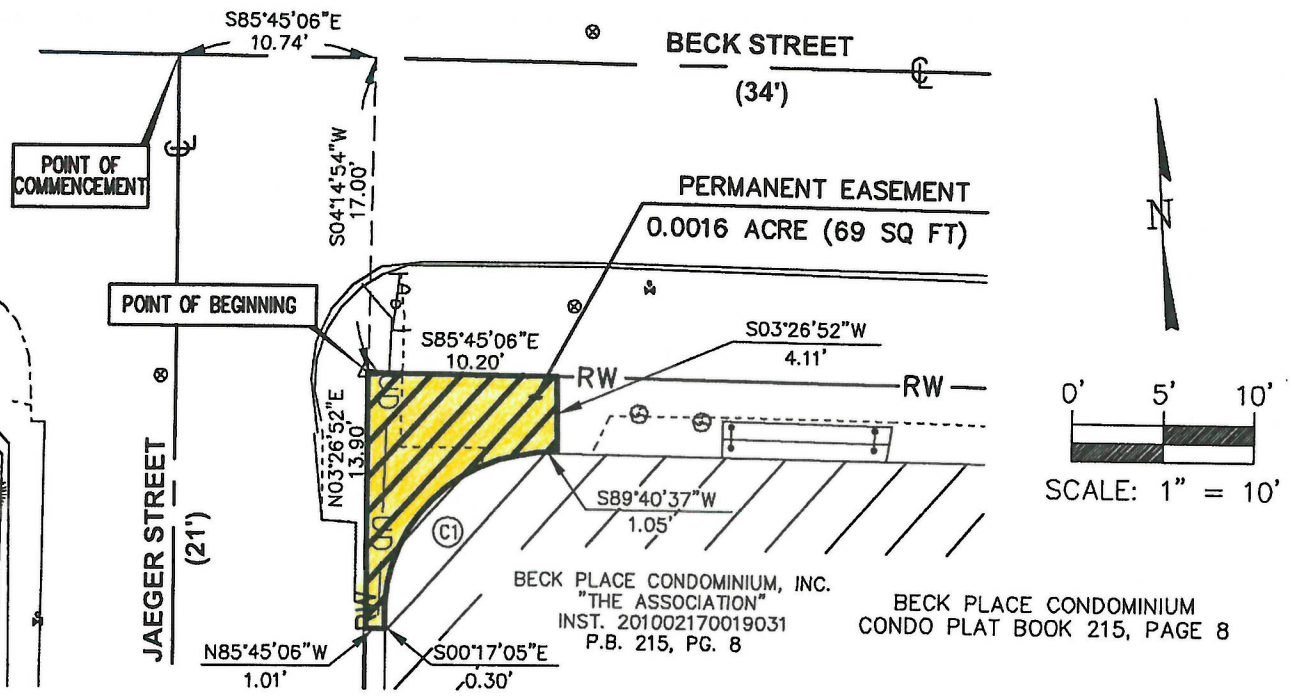
COLUMBUS ENGINEERING CONSULTANTS, INC.

CONSULTING ENGINEERS AND SURVEYORS

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PHONE: (614) 221-4500 FAX: (614) 221-0466

PERMANENT EASEMENT

LOCATED IN "BECK PLACE CONDOMINIUM" AS RECORDED IN CONDO PLAT BOOK 215, PAGE 8, AND BEING A 0.0016 ACRE PERMANENT EASEMENT OUT OF THE TRACT CONVEYED TO BECK PLACE CONDOMINIUM, INC. "THE ASSOCIATION" IN INSTRUMENT 201002170019031, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO.



BECK PLACE CONDOMINIUM, INC. "THE ASSOCIATION" INST. 201002170019031 P.B. 215, PG. 8
BECK PLACE CONDOMINIUM CONDO PLAT BOOK 215, PAGE 8

PERMANENT EASEMENT CURVE DATA	
(C1)	CURVE NO. 1
	RADIUS = 8.75'
	CENTRAL ANGLE = 89°57'42"
	ARC LENGTH = 13.74'
	CH BEARING = S44°41'46"W
	CH DISTANCE = 12.37'



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.