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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

TEMPORARY CONSTRUCTION EASEMENT

(Grantor: Michael J. Dunn and Yasuko Inoue)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Lot No. 4 of the "Rosemary Gardens" subdivision of record in Plat Book 19, Page 64, and being 0.0017 acre out of the tract conveyed to Michael J. Dunn and Yasuko Inoue in Instrument Number 201612120170132 (further shown upon the attached exhibit), and being described as follows:

Commencing at the intersection of the centerline of right-of-way of Deland Avenue (50 feet in width) and the centerline of right-of-way of Olentangy Boulevard (80 feet in width);

Thence North 86° 01' 03" West, along the said centerline of right-of-way of Deland Avenue, a distance of 173.85 feet to a point;

Thence South 03° 59' 33" West, leaving the aforesaid centerline of right-of-way, a distance of 25.00 feet to a point in the southerly right-of-way line of said Deland Avenue, being the **Point of Beginning** for the herein described easement:

Thence leaving the said southerly right-of-way line of Deland Avenue and through the said Michael J. Dunn and Yasuko Inoue tract, the following three (3) courses;

- 1) South 03° 58' 57" West, a distance of 5.00 feet to a point;
- 2) North 86° 01' 03" West, a distance of 14.50 feet to a point;
- 3) North 03° 58' 57" East, a distance of 5.00 feet to a point in the said southerly right-of-way line of Deland Avenue;

Thence South 86° 01' 03" East, along the said southerly right-of-way line, a distance of 14.50 feet to the **Point of Beginning**.

Containing 0.0017 acre (73 square feet), more or less, out of Franklin County Auditor's Parcel No. 010-087430.

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 86° 01' 03" West along the centerline of Deland Avenue, 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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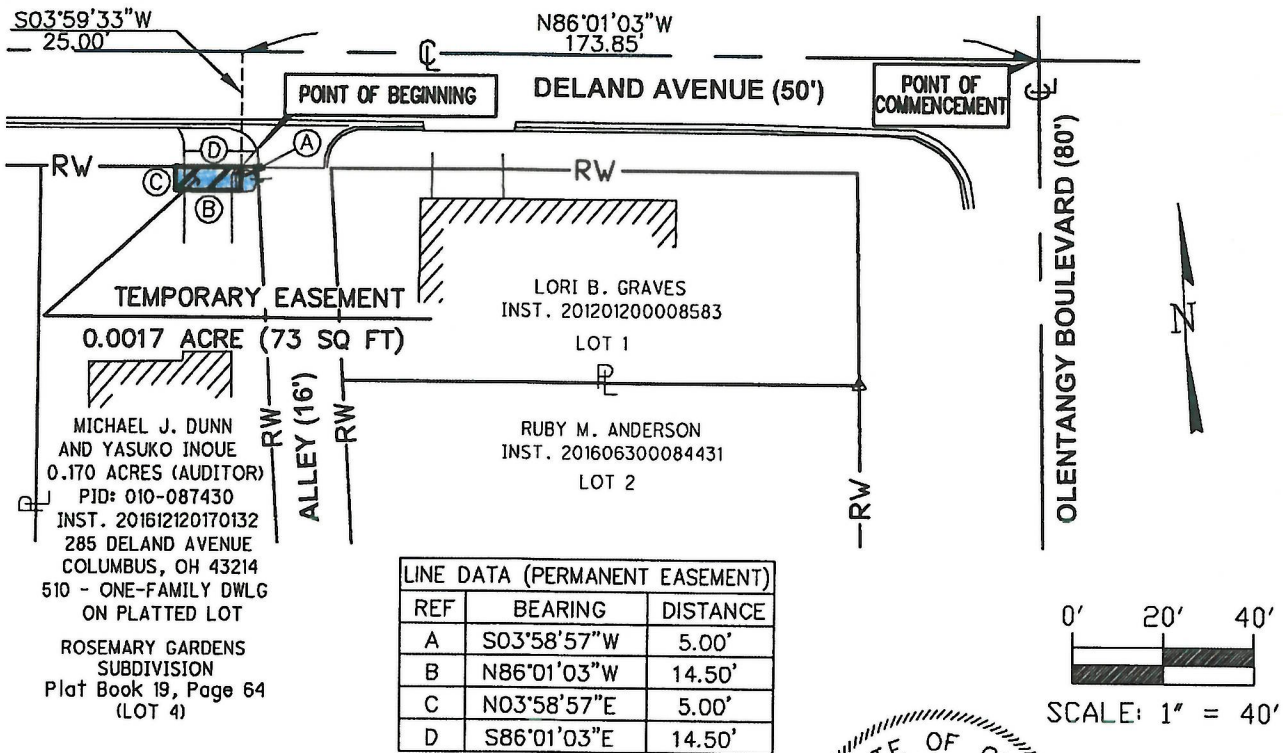
COLUMBUS ENGINEERING CONSULTANTS, INC.

CONSULTING ENGINEERS AND SURVEYORS

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

TEMPORARY CONSTRUCTION EASEMENT

LOCATED IN LOT NO. 4 OF "ROSEMARY GARDENS" SUBDIVISION AS RECORDED IN PLAT BOOK 19, PAGE 64, AND BEING A 0.0017 ACRE TEMPORARY EASEMENT OUT OF THE TRACT CONVEYED TO MICHAEL J. DUNN AND YASUKO INOUE IN INSTRUMENT NUMBER 201612120170132, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO.



MICHAEL J. DUNN
AND YASUKO INOUE
0.170 ACRES (AUDITOR)
PID: 010-087430
INST. 201612120170132
285 DELAND AVENUE
COLUMBUS, OH 43214
510 - ONE-FAMILY DWLG
ON PLATTED LOT

ROSEMARY GARDENS
SUBDIVISION
Plat Book 19, Page 64
(LOT 4)

LORI B. GRAVES
INST. 201201200008583
LOT 1

RUBY M. ANDERSON
INST. 201606300084431
LOT 2

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 N86°01'03"W ESTABLISHED ALONG THE CENTERLINE OF DELAND AVENUE, AND ALL OTHER BEARINGS CALCULATED FROM THIS MERIDIAN.