

Columbus Engineering Consultants, Inc.

Consulting Engineers and Surveyors
Subsurface Utility Engineering Specialists

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UTILITY EASEMENT (18-U)

(Grantor: Jefferson Nelson Property Partnership, LLC)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Lots 7, 8, 9 and 10 of the William Merion's Executors First Subdivision of record in Plat Book 5, Page 398, and being 0.0007 acre out of the tract conveyed to Jefferson Nelson Property Partnership, LLC in Instrument 200706290113546, (further shown upon the attached exhibit), and being described as follows:

Commencing at a point at the intersection of the easterly right-of-way line of Parsons Avenue and the northerly right-of-way line of Sheldon Avenue, being the southeasterly corner of said Lots 7, 8, 9 and 10 and the said Jefferson Nelson Property tract;

Thence North 3° 35' 02" East, along the said easterly right-of-way line of Parsons Avenue, a distance of 7.04 feet to a point, said point being the **Point of Beginning** of the herein described easement;

Thence North 3° 35' 02" East, along the said easterly right-of-way line of Parsons Avenue, a distance of 8.00 feet to a point;

Thence, leaving the said easterly right-of-way line and through the said Jefferson Nelson Property tract, the following three (3) courses:

- 1) South 86° 24' 58" East, a distance of 4.00 feet to a point;
- 2) South 3° 34' 50" West, a distance of 8.00 feet to a point;
- 3) North 86° 24' 58" West, a distance of 4.00 feet to the **Point of Beginning**.

Containing 0.0007 acre (32 square feet) out of Franklin County Auditor's Parcel No. 010-050653.

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