

# 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: Ronnie M. Brown and Leah S. Brown)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in "Thunderbird Acres" subdivision of record in Plat Book 31, Page 2, and being 0.0041 acre out of the tract conveyed to Ronnie M. Brown and Leah S. Brown in Instrument Number 201204160052468 (further shown upon the attached exhibit), and being described as follows:

**Commencing** at the intersection of the centerline of right-of-way of Dundee Avenue (60 feet in width) and the centerline of right-of-way of Hamilton Road (190 feet in width);

Thence North 85° 32' 54" West, along the said centerline of right-of-way of Dundee Avenue, a distance of 104.93 feet to a point;

Thence North 04° 27' 06" East, leaving the aforesaid centerline of right-of-way, a distance of 30.00 feet to a point in the northerly right-of-way line of said Dundee Avenue, being the **Point of Beginning** for the herein described easement;

Thence North 04° 34' 36" East, leaving the said northerly right-of-way line of Dundee Avenue, and through the said Ronnie M. Brown and Leah S. Brown tract, a distance of 20.00 feet to a point;

Thence South 85° 25' 24" East, continuing through the said Ronnie M. Brown and Leah S. Brown tract, a distance of 10.00 feet to a point in the westerly right-of-way line of said Hamilton Road (also being the westerly line of the west service road);

Thence South 04° 34' 36" West, along the said westerly right-of-way line of Hamilton Road, a distance of 10.00 feet to a point;

Thence continuing along the said westerly right-of-way line of Hamilton Road with a curve to the right, having a radius of 10.00 feet, a central angle of 90° 00' 00", an arc length of 15.71 feet, being subtended by a chord bearing of South 49° 34' 36" West and a chord distance of 14.14 feet to the **Point of Beginning**.

Containing 0.0041 acre (179 square feet), more or less, out of Franklin County Auditor's Parcel No. 010-120318.

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° 32' 54" West along the centerline of Dundee 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



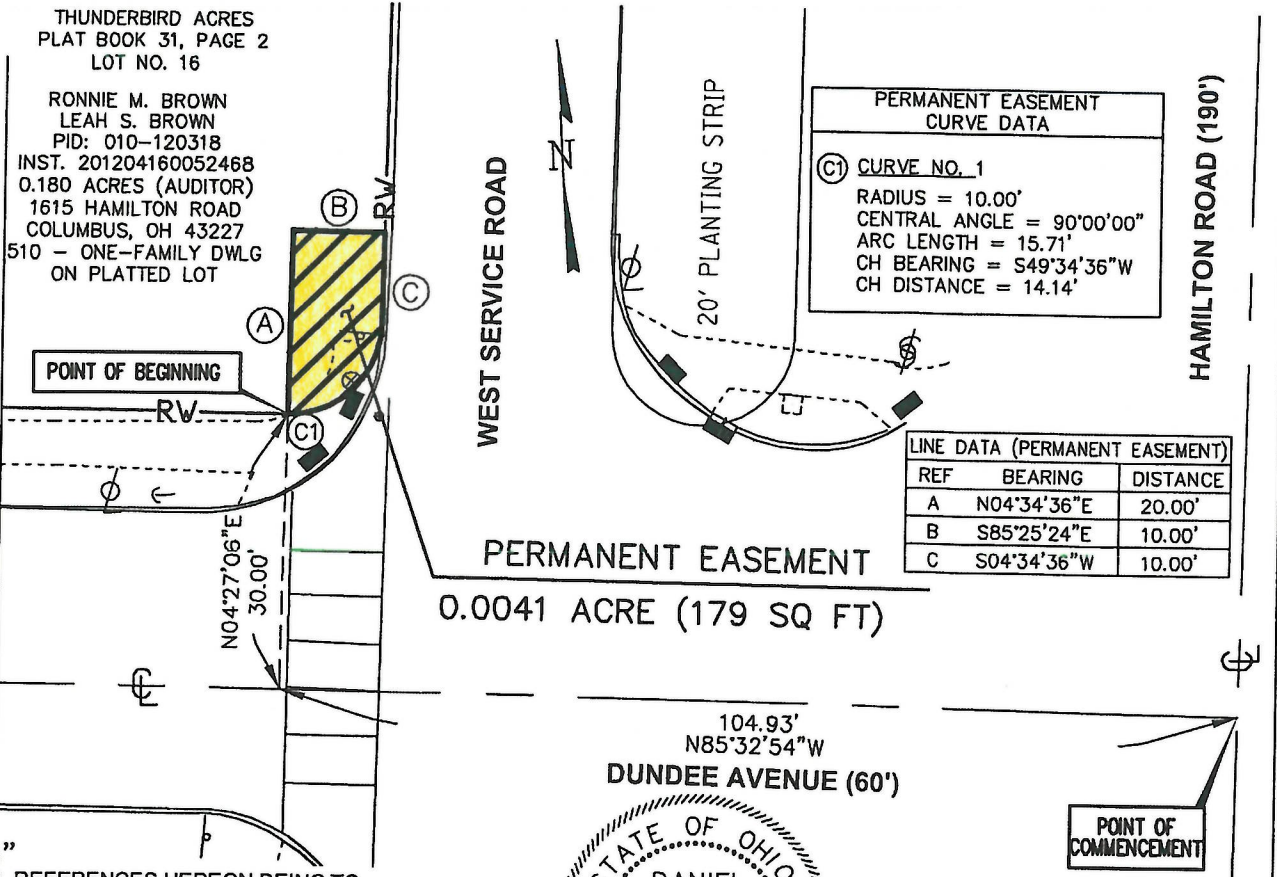
# COLUMBUS ENGINEERING CONSULTANTS, INC.

CONSULTING ENGINEERS AND SURVEYORS

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

## PERMANENT EASEMENT

LOCATED IN LOT NO. 16 OF "THUNDERBIRD ACRES" SUBDIVISION AS RECORDED IN PLAT BOOK 31, PAGE 2, AND BEING A 0.0041 ACRE PERMANENT EASEMENT AND A 0.0003 ACRE TEMPORARY EASEMENT OUT OF THE TRACT CONVEYED TO RONNIE M. BROWN AND LEAH S. BROWN IN INSTRUMENT 201204160052468, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO.



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

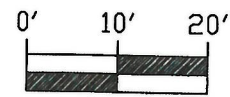
We hereby certify that this plat is prepared from an actual field survey made in September of 2016, and to the best of our knowledge is correct.

COLUMBUS ENGINEERING CONSULTANTS, INC.

DANIEL J. HORNYAK  
Registered Professional Surveyor No. 7963

05/31/17

Date



SCALE: 1" = 20'

### 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°32'54"W ESTABLISHED ALONG THE CENTERLINE OF DUNDEE AVENUE, AND ALL OTHER BEARINGS CALCULATED FROM THIS MERIDIAN.