

Columbus Engineering Consultants, Inc.

Consulting Engineers and Surveyors

Subsurface Utility Engineering Specialists

870 Michigan Avenue Columbus, Ohio 43215 Vox (614) 228-3500 Fax (614) 228-3519

(Grantor: Maurice Manning & Michele McFadden)

SIDEWALK EASEMENT

Situated in the State of Ohio, County of Franklin, City of Columbus, being 0.003 acre out of the tract conveyed to Maurice M. Manning and Michele A. McFadden in Instrument Number 200906230090694 (further shown upon the attached exhibit), and being described as follows:

Commencing at a point at the southwesterly corner of the said Maurice M. Manning and Michele A. McFadden tract, said corner being in the northerly right-of-way line of Beck Street;

Thence South 85° 53' 04" East, along the said northerly right-of-way line, a distance of 6.92 feet to a point, being the **Point of Beginning** of the herein described easement;

Thence North 04° 06' 56" East, leaving the said northerly right-of-way line, and through the said Maurice M. Manning and Michele A. McFadden tract, a distance of 4.26 feet to a point (0.25 feet south of an existing fence – not to be disturbed);

Thence South 85° 53' 04" East, continuing through the said Maurice M. Manning and Michele A. McFadden tract, a distance of 28.60 feet to a point (0.25 feet south of the said existing fence);

Thence South 04° 06' 56" West, continuing through the said Maurice M. Manning and Michele A. McFadden tract, a distance of 4.26 feet to a point in the said northerly right-of-way line of Beck Street;

Thence North 85° 53' 04" West, along the said northerly right-of-way line of Beck Street, a distance of 28.60 feet to the **Point of Beginning**.

Containing 0.003 acre (122 square feet) within Franklin County Auditor's Parcel No. 010-204316.

Subject to all other existing and valid easements, restrictions and conditions, if any.

A bearing of North 85° 53' 04" West was established along the centerline of Beck Street, and all other bearings calculated from this meridian.

TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, County of Franklin, City of Columbus, being 0.001 acre out of the tract conveyed to Maurice M. Manning and Michele A. McFadden in Instrument Number 200906230090694 (further shown upon the attached exhibit), and being described as follows:

Commencing at a point at the southwesterly corner of the said Maurice M. Manring and Michele A. McFadden tract, said corner being in the northerly right-of-way line of Beck Street;

Thence South 85° 53' 04" East, along the said northerly right-of-way line, a distance of 6.92 feet to a point,

Thence North 04° 06' 56" East, leaving the said northerly right-of-way line, and through the said Maurice M. Manring and Michele A. McFadden tract, a distance of 4.26 feet to a point (0.25 feet south of an existing fence – not to be disturbed), being the **Point of Beginning** of the herein described easement;

Thence, continuing through the said Maurice M. Manring and Michele A. McFadden tract, the following four (4) courses:

- 1) North 04° 06' 56" East, a distance of 1.00 feet to a point;
- 2) South 85° 53' 04" East, a distance of 28.60 feet to a point;
- 3) South 04° 06' 56" West, a distance of 1.00 feet to a point;
- 4) North 85° 53' 04" West, a distance of 28.60 feet to the **Point of Beginning**.

Containing 0.001 acre (29 square feet) within Franklin County Auditor's Parcel No. 010-204316.

Subject to all other existing and valid easements, restrictions and conditions, if any.

A bearing of North 85° 53' 04" West was established 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

10/19/15

Date

