

Columbus Engineering Consultants, Inc.

Consulting Engineers and Surveyors

Subsurface Utility Engineering Specialists

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SIDEWALK EASEMENT

(Grantor: Beck Place Condominium Association)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Lot 3 of the Born and Jenner's Amended Addition of record in Plat Book 1, Page 175, and being 0.001 acre out of the tract conveyed to Beck Place Condominium Association in Instrument Number 201002170019031 (further shown upon the attached exhibit), and being described as follows:

Beginning at a point at the northeasterly corner of the said Beck Place Condominium Association tract, said corner being the intersection of the westerly right-of-way line of Grant Avenue with the southerly right-of-way line of Beck Street;

Thence South $04^{\circ} 05' 43''$ West, along the said westerly right-of-way line of Grant Avenue, a distance of 4.13 feet to a point;

Thence leaving the said westerly right-of-way line, and through the said Beck Place Condominium Association tract, the following four (4) courses:

1. North $85^{\circ} 54' 17''$ East, a distance of 3.68 feet to a point;
2. North $04^{\circ} 03' 47''$ East, a distance of 2.30 feet to a point;
3. North $85^{\circ} 56' 13''$ West, a distance of 10.44 feet to a point;
4. North $04^{\circ} 03' 47''$ East, a distance of 1.84 feet to a point in the said southerly right-of-way line of Beck Street;

Thence South $85^{\circ} 53' 04''$ East, along the said southerly right-of-way line, distance of 14.13 feet to the **Point of Beginning**.

Containing 0.001 acre (34 square feet).

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

A bearing of North $85^{\circ} 53' 04''$ 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

Date