

Columbus Engineering Consultants, Inc.

Consulting Engineers and Surveyors

Subsurface Utility Engineering Specialists

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SIDEWALK EASEMENT

(Grantor: Ronald A. Hibbard and Karen S. Hibbard)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Lot 37 of the Abram Dow's Heirs' Addition of record in Plat Book 5, Page 454, being 0.0022 acre out of the tract conveyed to Ronald A. Hibbard and Karen S. Hibbard in Instrument 201110050126508, (further shown upon the attached exhibit), and being described as follows:

Beginning at a point at the intersection of the southerly right-of-way line of a 15 foot wide Alley and the westerly right-of-way line of Cleveland Avenue, being the northeasterly corner of the said Ronald A. Hibbard and Karen S. Hibbard tract;

Thence South $39^{\circ} 17' 33''$ West, along the said westerly right-of-way line, a distance of 23.51 feet to a point;

Thence, leaving the aforesaid right-of-way line and through the said Ronald A. Hibbard and Karen S. Hibbard tract, the following three (3) courses:

- 1) North $50^{\circ} 42' 27''$ West, a distance of 4.00 feet to a point;
- 2) North $39^{\circ} 17' 33''$ East, a distance of 16.44 feet to a point;
- 3) North $12^{\circ} 57' 12''$ West, a distance of 3.53 feet to a point in the said southerly right-of-way line of the said 15 foot wide Alley;

Thence South $86^{\circ} 30' 42''$ East, along the aforesaid southerly right-of-way line, a distance of 8.37 feet to the **Point of Beginning**.

Containing 0.0022 acre (94 square feet) out of Franklin County Auditor's Parcel No. 010-012488.

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

A bearing of North $39^{\circ} 17' 33''$ East was established along the centerline of Cleveland Avenue, and all other bearings calculated from this meridian.

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Daniel J. Hornyak
Registered Professional Surveyor No. 7963

Date