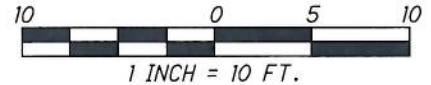




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PERMANENT SIDEWALK EASEMENT 31-P - EXHIBIT A

FRANKLIN COUNTY
CITY OF COLUMBUS
SECTION 16, TOWNSHIP 5, RANGE 22
REFUGEE LANDS



BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE BEARING BETWEEN FRANKLIN COUNTY ENGINEER'S MONUMENTS "FRANK143" & "COC5-83" BEING N 77°09'24" W, AS RESOLVED BY GPS OBSERVATIONS, USING GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (1986).

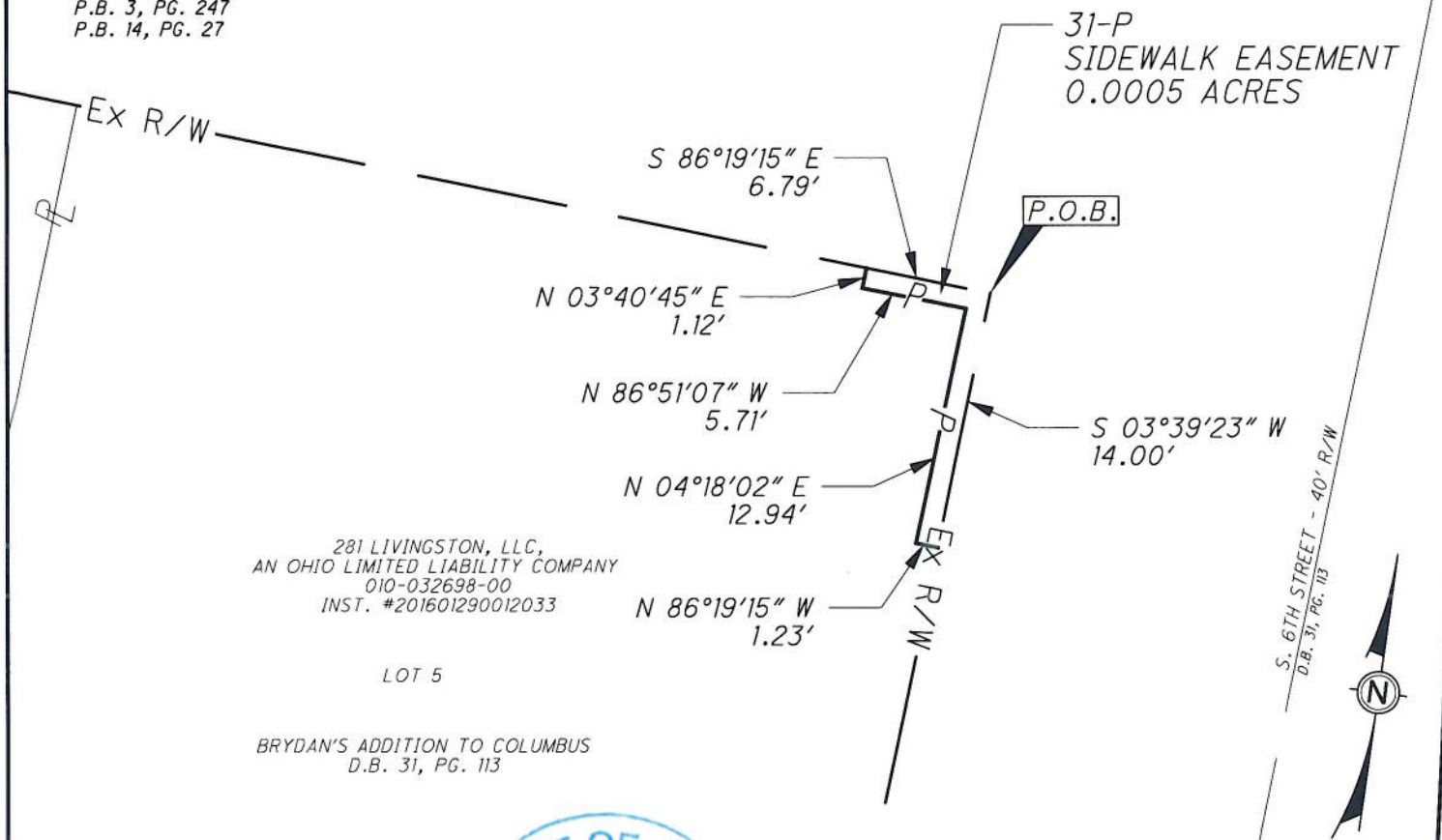
E. LIVINGSTON AVE - 60' R/W
ORIGINALLY DEDICATED AS "SOUTH PUBLIC LANE" (49.5' WIDE)
AS DEDICATED IN D.B. F, PG. 332, DESTROYED BY FIRE &
REPLATTED IN P.B. 3, PG. 247, ALSO REPRESENTED IN P.B. 14, PG. 27

LEGEND:

P.O.B. POINT OF BEGINNING

PERTINENT DOCUMENTS USED:

D.B. 31, PG. 113
P.B. 3, PG. 247
P.B. 14, PG. 27



281 LIVINGSTON, LLC,
AN OHIO LIMITED LIABILITY COMPANY
010-032698-00
INST. #201601290012033

LOT 5

BRYDAN'S ADDITION TO COLUMBUS
D.B. 31, PG. 113



Steven L. Mullaney
STEVEN L. MULLANEY, P.S. 7900

10/19/2016
DATE

GPD JOB NO. 2014260

EXHIBIT B

Ver. Date: 09/19/2016

Page 1 of 1

PERMANENT SIDEWALK EASEMENT

31-P

0.0005 ACRES

Situated in the State of Ohio, Franklin County, City of Columbus, Section 16, Township 5, Range 22, Refugee lands, being part of Lot 5 of Brydan's Addition to Columbus, as recorded in Deed Book 31, Page 113, said Lot 5 being in the name of 281 Livingston, LLC, an Ohio Limited Liability Company, as recorded in Instrument Number 201601290012033, being more particularly described as follows:

Commencing at the northeasterly corner of said Lot 5, said corner being on the southerly existing right of way line of Livingston Avenue, originally dedicated as "South Public Lane" (49.5' wide) as dedicated in Deed Book F, Page 332 (destroyed by fire) and replatted in Plat Book 3, Page 247, also represented in Plat Book 14, Page 27 and the westerly existing right of way line of South Sixth Street (40' wide), as recorded in Deed Book 31, Page 113 said corner also being the **Point of Beginning** of the easement herein described; Thence, clockwise along the following six (6) courses;

1. Thence, along the westerly line of said Sixth Avenue, **South 03 degrees 39 minutes 23 seconds West**, a distance of **14.00 feet** to a point;
2. Thence, leaving said existing right of way line, **North 86 degrees 19 minutes 15 seconds West**, a distance of **1.23 feet** to a point;
3. Thence, **North 04 degrees 18 minutes 02 seconds East**, a distance of **12.94 feet** to a point;
4. Thence, **North 86 degrees 51 minutes 07 seconds West**, a distance of **5.71 feet** to a point;
5. Thence, **North 03 degrees 40 minutes 45 seconds East**, a distance of **1.12 feet** to a point on the southerly existing right of way line of said Livingston Avenue;
6. Thence, along said existing right of way line, **South 86 degrees 19 minutes 15 seconds East**, a distance of **6.79 feet** to the **Point of Beginning**, containing 0.0005 acres, of which the present road occupies 0.0000 acres, and is contained within Franklin County Auditor's Permanent Parcel No. 010-032698-00.

The bearings for this description are based on the bearing between Franklin County Engineer's Monuments "FRANK143" and "COC5-83" being North 77 degrees 09 minutes 24 seconds West, as resolved by GPS Observations, using Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(1986).

This description was prepared by GPD Group dba Glaus, Pyle, Schomer, Burns, & DeHaven, Inc. performed under the direct supervision of Steven L. Mullaney, Registered Surveyor #7900.



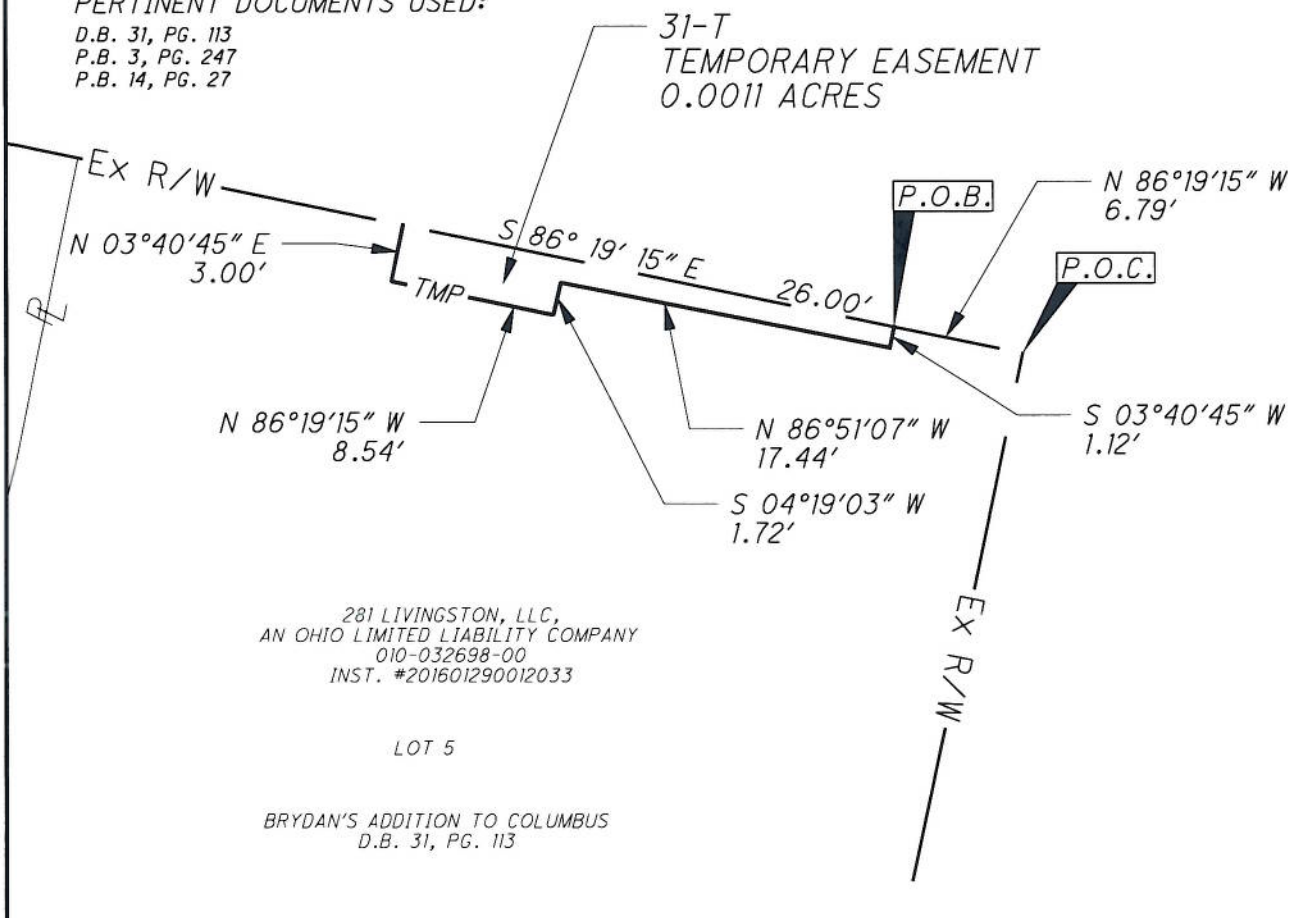
Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.
dba GPD Group

Steven L. Mullaney 10/19/2016
Steven L. Mullaney, P.S.
Professional Surveyor No. 7900



E. LIVINGSTON AVE - 60' R/W
ORIGINALLY DEDICATED AS "SOUTH PUBLIC LANE" (49.5' WIDE)
AS DEDICATED IN D.B. F, PG. 332, DESTROYED BY FIRE &
REPLATED IN P.B. 3, PG. 247, ALSO REPRESENTED IN P.B. 14, PG. 27

31-T
TEMPORARY EASEMENT
0.0011 ACRES



281 LIVINGSTON, LLC,
AN OHIO LIMITED LIABILITY COMPANY
010-032698-00
INST. #201601290012033

LOT 5

BRYDAN'S ADDITION TO COLUMBUS
D.B. 31, PG. 113



STEVEN L. MULLANEY, P.S. 7900

DATE _____

GPD JOB NO. 2014260

EXHIBIT B

Ver. Date: 09/19/2016

Page 1 of 1

TEMPORARY EASEMENT

31-T

0.0011 ACRES

Situated in the State of Ohio, Franklin County, City of Columbus, Section 16, Township 5, Range 22, Refugee lands, being part of Lot 5 of Brydan's Addition to Columbus, as recorded in Deed Book 31, Page 113, said Lot 5 being in the name of 281 Livingston, LLC, an Ohio Limited Liability Company, as recorded in Instrument Number 201601290012033, being more particularly described as follows:

Commencing, for reference, at the northeasterly corner of said Lot 5, said corner being on the southerly existing right of way line of Livingston Avenue, originally dedicated as "South Public Lane" (49.5' wide) as dedicated in Deed Book F, Page 332 (destroyed by fire) and replatted in Plat Book 3, Page 247, also represented in Plat Book 14, Page 27 and the westerly existing right of way line of South Sixth Street (40' wide), as recorded in Deed Book 31, Page 113; thence, along the southerly existing right of way line of said Livingston Avenue, North 86 degrees 19 minutes 15 seconds West, a distance of 6.79 feet to the **Point of Beginning** of the easement herein described; Thence, clockwise along the following six (6) courses;

1. Thence, leaving said existing right of way line, **South 03 degrees 40 minutes 45 seconds West**, a distance of **1.12 feet** to a point;
2. Thence, **North 86 degrees 51 minutes 07 seconds West**, a distance of **17.44 feet** to a point;
3. Thence, **South 04 degrees 19 minutes 03 seconds West**, a distance of **1.72 feet** to a point;
4. Thence, **North 86 degrees 19 minutes 15 seconds West**, a distance of **8.54 feet** to a point;
5. Thence, **North 03 degrees 40 minutes 45 seconds East**, a distance of **3.00 feet** to a point on the southerly existing right of way line of said Livingston Avenue;
6. Thence, along said existing right of way line, **South 86 degrees 19 minutes 15 seconds East**, a distance of **26.00 feet** to the **Point of Beginning**, containing 0.0011 acres, of which the present road occupies 0.0000 acres, and is contained within Franklin County Auditor's Permanent Parcel No. 010-032698-00.

The bearings for this description are based on the bearing between Franklin County Engineer's Monuments "FRANK143" and "COC5-83" being North 77 degrees 09 minutes 24 seconds West, as resolved by GPS Observations, using Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(1986).

This description was prepared by GPD Group dba Glaus, Pyle, Schomer, Burns, & DeHaven, Inc. performed under the direct supervision of Steven L. Mullaney, Registered Surveyor #7900.



Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.
dba GPD Group

Steven L. Mullaney 09/19/2016
Steven L. Mullaney, P.S.
Professional Surveyor No. 7900