

**DESCRIPTION OF 0.062 ACRES  
OVER AMERICUS ALLEY  
LYING EAST OF ESSEX AVENUE  
AND WEST OF CLEVELAND AVENUE**

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Americus Alley (20 feet wide) of Samuel Doyle's Subdivision, as shown and delineated in Plat Book 1, Page 3, Recorder's Office, Franklin County, Ohio and being bounded and more particularly described as follows:

**Beginning for Reference**, at a City of Columbus monument box found at the centerline intersection of Cleveland Avenue (55 feet wide), and Lockwin Avenue (50 feet wide, F.K.A. Spring Street, P.B. 1, Pg. 3, Deed Acceptance to Dedicate Public R/W by Ord. No. 34866, name changed by Ord. No. 25534), at station number 60+33.01 as shown on the Centerline Survey Plat of Cleveland Avenue Improvements, on Plan No. 1490 Dr. E, said monument box being North 38°25'54" East, a distance of 474.78 feet, from a City of Columbus monument box found in the centerline of said Cleveland Avenue at station number 55+58.23;

Thence North 51°32'10" West, a distance of 199.84 feet, along the centerline of said Lockwin Avenue, to a MAG nail set;

Thence South 38°25'54" West, a distance of 25.00 feet, across said Lockwin Avenue, to a rebar set, at the southeasterly intersection of said Lockwin Avenue, and Americus Alley (20 feet wide, P.B. 1, Pg. 3), at the most northerly corner of lot 20 of said Samuel Doyle's Subdivision, and being the **Point of True Beginning**;

Thence South 38°25'54" West, a distance of 153.99 feet, passing a 5/8 inch rebar found at a distance of 143.07 feet, along the line common to said lot 20 and said Americus Alley, and along the northwesterly lines of lots 19, 18 and 17 of said Samuel Doyle's Subdivision, to a 5/8 inch rebar found, at the southeasterly intersection of said Americus Alley, and Essex Avenue (60 feet wide, F.K.A. Eighth Street, named changed by Ord. No. 25534);

Thence North 00°08'20" East, a distance of 32.27 feet, across said Americus Alley, to a 5/8 inch rebar found, at the northeasterly intersection of said Americus Alley and said Essex Avenue, at the southwesterly corner of a tract of land conveyed to 1199 Cleveland LLC, by deed of record in Instrument Number 2022083101125653, and on the southeasterly line of lot 56 of said Samuel Doyle's Subdivision;

Thence North 38°25'54" East, a distance of 117.68 feet, along the line common to said lot 56 and said Americus Alley, and along the southeasterly line of lots 57 and 58 of said Samuel Doyle's Subdivision, to a rebar set, at the northeasterly corner of said 1199 Cleveland LLC tract, the southwesterly intersection of said Americus Alley, and said Lockwin Avenue, and being the southeasterly corner of a tract of land conveyed to the City of Columbus, by deed of record in Deed Book 770, Page 283;

Thence South 80°19'59" East, a distance of 22.82 feet, across said Americus Alley, to the **Point of True Beginning**, containing 0.062 acres (2716.659 square feet) more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS). Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of centerline of Cleveland Avenue, having a bearing of North 38°25'54" East and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in April of 2023.



LANDMARK SURVEY GROUP, INC.

*Scott D. Grundei* 6/2/23  
Scott D. Grundei, P.S. Date  
Registered Surveyor No. 8047