

DESCRIPTION OF 0.005 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 3 Township 1, Range 18, United States Military Lands, being a portion of the existing right-of-way for King Avenue (60 feet wide), as delineated in Plat Book 3, Page 13, being adjacent to Lot 67 of Dennison Place Addition as numbered and delineated in Plat Book 3 Page 13, all records referenced are on file at the Franklin County Recorder’s Office, being bounded and described as follows:

Commencing at a mag nail set at the intersection of the south right-of-way line of said King Avenue and the east right-of-way line of a 20 foot wide alley, commonly known as North Wall Street, as delineated in said Plat Book 3, Page 13, being the northwest corner of said Lot 67, said lot conveyed by deed to Verve Columbus Owner, LLC in Instrument Number 202111100205357, and being the **TRUE POINT OF BEGINNING**;

Thence crossing into said King Avenue along the following three (3) described courses:

1. **North 03 degrees 00 minutes 01 seconds East**, a distance of **3.00 feet** to a mag nail set;
2. **South 86 degrees 59 minutes 59 seconds East**, parallel to and 3.00 feet northerly from the south right-of-way line for said King Avenue, a distance of **76.00 feet** to a mag nail set;
3. **South 03 degrees 00 minutes 01 seconds West**, a distance of **3.00 feet** to a mag nail set in the south right-of way-line of said King Avenue and the north line of said Lot 67;

Thence **North 86 degrees 59 minutes 59 seconds West**, with said south right-of-way line and the north line of said Lot 67, a distance of **76.00 feet** to the **TRUE POINT OF BEGINNING**.

This description contains a total area of **0.005 acres**, all of which being located in the present right-of-way of said King Avenue, and being adjacent to Franklin County Auditor’s Parcel Number 010-011228.

Bearings described hereon are based on North 86 degrees 59 minutes 59 seconds West for the south right of way line for King Avenue measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

The above description is based on an actual field survey of the premises performed under the supervision of Brian P. Bingham Professional Surveyor Number 8438, and is true and correct to the best of knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham
Registered Professional Surveyor No. 8438

Date

