

Parcel Exhibit

~ 0.259 ACRES ~

City of Columbus, Franklin County, Ohio
Half Section 4, Township 5, Range 22
Refugee Lands

SCL Properties LLC
I.N. 201711020154296
Tract 3

N3°51'34"E
50.00'

S3°41'25"W
50.00'

S85°57'02"E 225.85'

City of Columbus, Ohio ~ D.B. 506, Pg. 398

Third Ave (R/W - 25') (n.k.a. E. Starr Ave.)

TPOB

N85°57'02"W 226.00'

SCL Properties LLC
I.N. 201711020154296
Tract 3

SCL Properties LLC
I.N. 201711020154296
Tract 2

SCL Properties LLC
I.N. 201711020154296
Tract 1

471-479 E Starr Avenue LLC
I.N. 202305150046737

Terrace View Addition
Plat Book 4, Page 250

119

118

117

116

115

114

113

112

Alley 14'

101

100

99

98

97

96

95

94

ion
250

N. Grant Avenue (40')

Legend

- Iron Pin Set
- ⊗ PK Nail Set
- Iron Rod Found
- Iron Pipe Found
- ⊗ PK Nail Found

GRAPHIC SCALE



1 inch = 50 feet

PRELIMINARY APPROVAL

Cornell R. Robertson, P.E., P.S.

BY: jhorner
04/02/2024

PENDING ORIGINALS

*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.

Iron pins set are 5/8" diameter rebar, 30" long and capped Advanced.

This exhibit is based on existing Franklin County Auditor's and Recorder's records and an actual field survey performed by Advanced Civil Design in June of 2020.

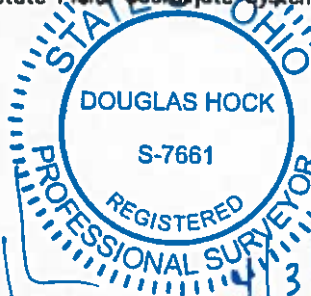
Bearings are based on the bearing of S 03° 45' 45" W for a portion of the Centerline of Cleveland Avenue as established by using a G.P.S. Survey (Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2011).

DRAWN BY: MJL	JOB NO.: 20-0029-168
DATE: 4/1/2024	CHECKED BY: BCK



781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

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1



Douglas R. Hock, P.E. 7661

Date:

Parcel Description
~ 0.259 Acres ~
North of Second Avenue
West of Cleveland Avenue
-1-

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Half-Section 4, Township 5, Range 22, Refugee Lands and containing 0.259 acres, said 0.259 acres being part of Third Avenue (originally dedicated at 25') as dedicated upon the record plat of Terrace View Addition of record in Plat Book 4, Page 250 (now known as E. Starr Avenue) and part of that tract of land as conveyed for highway purposes to The City of Columbus, Ohio of record in Deed Book 506, Page 398, said 0.259 acres more particularly described as follows:

Beginning, at a P.K. Nail set at the northwesterly corner of Lot 119 of said Terrace View Addition, the southwesterly terminus of said Third Avenue (original 25')(n.k.a E. Starr Avenue) and in the easterly line of Tract 3 as described in the deed to 5CL Properties LLC of record in Instrument No. 201711020154296;

Thence **N 03° 51' 34" E**, with the easterly line of said Tract 3, westerly terminus of said Third Avenue (original 25')(n.k.a E. Starr Avenue) and the westerly line of said City of Columbus tract, **50.00 feet** to a P.K. nail set;

Thence **S 85° 57' 02" E**, with the southerly line of said Tract 3 and the northerly line of said City of Columbus tract, **225.85 feet** to a P.K. Nail set;

Thence **S 03° 41' 25" W**, across said City of Columbus tract and said Third Avenue (original 25')(n.k.a E. Starr Avenue), **50.00 feet** to an iron pin set in the southerly right-of-way line of said Third Avenue (original 25'), also being in the northerly line of Lot 112 of said Terrace View Addition;

Thence **N 85° 57' 02" W**, with the northerly line of Lots 112 through 199, inclusive, of said Terrace View Addition, said line also being the southerly line of said Third Avenue (original 25')(n.k.a E. Starr Avenue), **226.00 feet** to the **True Point of Beginning**, and containing **0.259 acres**, more or less.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on April 1, 2024 and is based on existing records and an actual field survey performed in June of 2020. A drawing of the above description has been prepared and is a part hereof.

All iron pins set are 5/8" diameter rebar, 30" long with a plastic inscribed "Advanced 7661".

Bearings are based on the bearing of S 03° 45' 45" W for a portion of the Centerline of Cleveland Avenue between Gibbard Avenue and E. Starr Avenue, and as established by using a G.P.S. Survey (Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2011).

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661

Date: 4/3/24

Z:\20-0029-168\survey\20-0029-168 0.259 ac parcel desc.doc

