

DESCRIPTION OF PART OF THAT UNNAMED ALLEY, WEST OF LINDEN AVENUE,
SOUTH OF MYRTLE AVENUE, AND EAST OF CLEVELAND
AVENUE, NEW LINDEN ADDITION, PLAT BOOK 13, PAGE 18 ~0.110 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, containing 0.110 acre of land, more or less, and being part of that unnamed Alley, west of Linden Avenue, south of Myrtle Avenue, and east of Cleveland Avenue, dedicated by New Linden Addition, as shown on the recorded plat thereof, of record in Plat Book 13, Page 18, (all references used in this description refer to the records of the Recorder's Office, Franklin County, Ohio), and being that part of the unnamed Alley lying west of Lots 39-45, and part of 46, also being east of Lots 23-27, and part of Lots 22 and 28, all lots being of said New Linden Addition, said 0.110 acre Alley being more particularly described as follows:

Beginning at an iron pipe set at the northwesterly corner of said Lot 39, also being the southwesterly corner of Lot 38 of said New Linden Addition as conveyed to Pamela G. Watson, of record in Instrument Number 201708170114455, also being in the easterly line of said unnamed Alley (16 feet in width);

Thence with the easterly line of said unnamed Alley, also with the westerly line of said Lot 39, and continuing with the westerly line of said Lots 40, 41, 42, 43, 44, 45 and 46, South 25°43'07" West, a distance of 300.41 feet to an iron pipe set at the northwesterly corner of that 0.023 acre tract of land (out of Lot 46) conveyed to the City of Columbus, Ohio, of record in Instrument Number 202109030157054;

Thence with a new division line, across and through said unnamed Alley, North 63°25'35" West, a distance of 16.00 feet to an iron pipe set at the northeasterly corner of that 0.023 acre tract of land (out of Lot 22) conveyed to the City of Columbus, Ohio, of record in Instrument Number 202109030157054, also being in the westerly line of said unnamed Alley, also being in the easterly line of said Lot 22;

Thence with the westerly line of said unnamed Alley, also with the easterly line of said Lot 22, and continuing with the easterly line of said Lots 23, 24, 25, 26, 27 and 28, North 25°43'07" East, a distance of 300.17 feet

Thence with a new division line, across and through said unnamed Alley, South 64°16'53" East, a distance of 16.00 feet to the point of beginning, and containing 0.110 acre of land, more or less.

Subject to all easements, restrictions, and rights of way of previous record or otherwise legally established.

Basis of Bearings: The easterly Right of Way line of Cleveland Avenue was assigned a bearing of North 26°37'00" East, as shown for record in Plat Book 13, Page 18, Recorder's Office, Franklin County, Ohio.

All iron pipes set are ¾ inch inside diameter by 30 inches in length with an orange plastic cap marked "Geo-Graphics".

The above description was written by Kevin Beechy, Ohio Professional Surveyor No. 7891 of Geo Graphics, Inc., and is based on an actual survey of the premises performed in May 2020.

Kevin Beechy
Kevin Beechy

10/26/21
date

Ohio Professional Surveyor No. 7891



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

BY: ajstuart
10/26/2021

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.

DESCRIPTION OF PART OF LINDEN AVENUE, SOUTH OF MYRTLE AVENUE,
EAST OF LOTS 39-46 AND WEST OF LOTS 96-100 OF
NEW LINDEN ADDITION, PLAT BOOK 13, PAGE 18 ~ 0.357 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, containing 0.357 acre of land, more or less, and being part of Linden Avenue, dedicated by New Linden Addition, as shown on the recorded plat thereof, of record in Plat Book 13, Page 18, (all references used in this description refer to the records of the Recorder's Office, Franklin County, Ohio), and being that part of Linden Avenue lying east of Lots 39-45, and part of 46, also being west of Lots 97-99, and part of Lots 96 and 100, all lots being of said New Linden Addition, said 0.357 acre Right of Way being more particularly described as follows:

Beginning at a 5/8 inch rebar found at the northeasterly corner of said Lot 39, also being the southeasterly corner of Lot 38 of said New Linden Addition as conveyed to Pamela G. Watson, of record in Instrument Number 201708170114455, also being in the westerly Right of Way line of said Linden Avenue (50 feet in width);

Thence with a new division line, across and through said Linden Avenue, South 64°51'34" East, a distance of 50.00 feet to an iron pipe set in the easterly Right of Way line of said Linden Avenue, also being in the westerly line of said Lot 100;

Thence with the easterly Right of Way line of said Linden Avenue, also with the westerly line of said Lot 100, and continuing with the westerly line of said Lots 99, 98, 97 and 96, South 25°08'26" West, a distance of 311.70 feet to an iron pipe set at the northwesterly corner of that 0.017 acre tract of land (out of Lot 96) conveyed to the City of Columbus, Ohio, of record in Instrument Number 202109030157054;

Thence with a new division line, across and through said Linden Avenue, North 63°25'35" West, a distance of 50.02 feet to an iron pipe set at the northeasterly corner of that 0.023 acre tract of land (out of Lot 46) conveyed to the City of Columbus, Ohio, of record in Instrument Number 202109030157054, also being in the westerly Right of Way line of said Linden Avenue, also being in the easterly line of said Lot 46;

Thence with the westerly Right of Way line of said Linden Avenue, also with the easterly line of said Lot 46, and continuing with the easterly line of said Lots 45, 44, 43, 42, 41, 40 and 39, North 25°08'26" East, a distance of 310.45 feet to the point of beginning, and containing 0.357 acre of land, more or less.

Subject to all easements, restrictions, and rights of way of previous record or otherwise legally established.

Basis of Bearings: The easterly Right of Way line of Cleveland Avenue was assigned a bearing of North 26°37'00" East, as shown for record in Plat Book 13, Page 18, Recorder's Office, Franklin County, Ohio.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with an orange plastic cap marked "Geo-Graphics".

The above description was written by Kevin Beechy, Ohio Professional Surveyor No. 7891 of Geo Graphics, Inc., and is based on an actual survey of the premises performed in May 2020.

Kevin Beechy 10/26/21
Kevin Beechy date

Ohio Professional Surveyor No. 7891



N:\2020\004020040-Vacation.doc



N:\2020\20040\20040-RoW-vacation.dwg, 10/26/2021 9:00:59 AM, kbeechy, 1:60

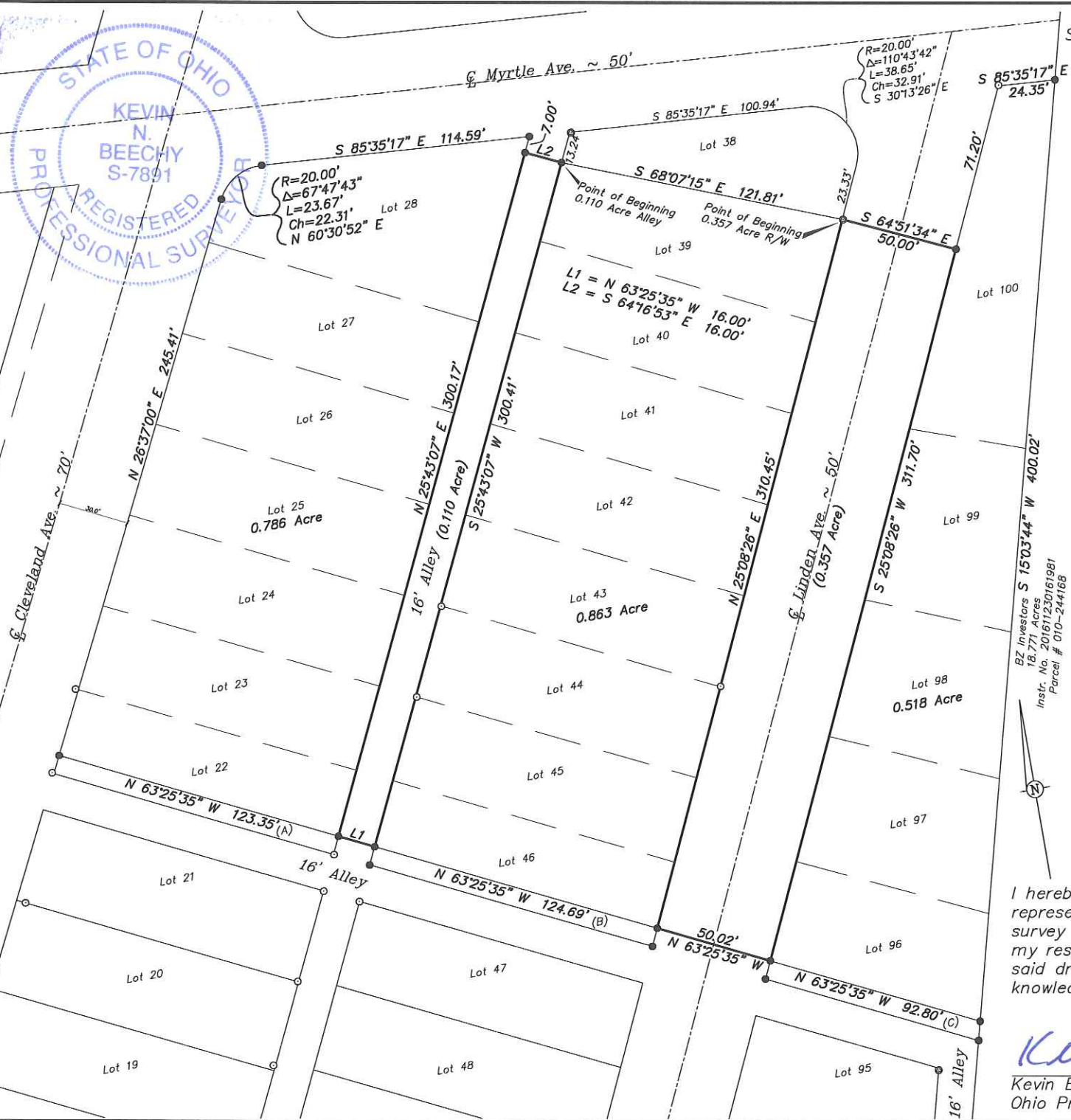


EXHIBIT FOR COLUMBUS HOLDING GROUP, LLC
 SITUATED IN AND BEING PART OF AN UNNAMED ALLEY EAST OF CLEVELAND AVENUE
 ALSO BEING PART OF LINDEN AVENUE, BOTH SOUTH OF MYRTLE AVENUE
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Lot #	Owner	Deed Reference	Former Parcel #	Current Parcel #
22(*)	Columbus Holding Group, LLC	Instr. No. 201704210054080	010-061068	010-061070 (part)
23	Columbus Holding Group, LLC	Instr. No. 201607280098412	010-061069	010-061070 (part)
24	Columbus Holding Group, LLC	Instr. No. 201605160061238	010-061070 (part)	010-061070 (part)
25	Columbus Holding Group, LLC	Instr. No. 201605160061238	010-061070 (part)	010-061070 (part)
26	Columbus Holding Group, LLC	Instr. No. 201605160061235	010-061072	010-061070 (part)
27	Columbus Holding Group, LLC	Instr. No. 201907300094692	010-061073 (part)	010-061070 (part)
28	Columbus Holding Group, LLC	Instr. No. 201907300094692	010-061073 (part)	010-061070 (part)
38	Pamela G. Watson	Instr. No. 201708170114455	010-061084	
39	Columbus Holding Group, LLC	Instr. No. 201905310064008	010-061085	010-061085 (part)
40	Columbus Holding Group, LLC	Instr. No. 201801220008829	010-061086	010-061085 (part)
41	Columbus Holding Group, LLC	Instr. No. 202108100140686	010-061087	010-061085 (part)
42	Columbus Holding Group, LLC	Instr. No. 201710300151623	010-061088	010-061085 (part)
43	Columbus Holding Group, LLC	Instr. No. 201710050139354	010-061089	010-061085 (part)
44	Columbus Holding Group, LLC	Instr. No. 201812170170297	010-061090	010-061085 (part)
45	Columbus Holding Group, LLC	Instr. No. 202012280206130	010-061091	010-061085 (part)
46(*)	Columbus Holding Group, LLC	Instr. No. 202012280206130	010-061092	010-061085 (part)
96	Columbus Holding Group, LLC	Instr. No. 201802010014096	010-061143	010-061145 (part)
97	Columbus Holding Group, LLC	Instr. No. 202108100140686	010-061144	010-061145 (part)
98	Columbus Holding Group, LLC	Instr. No. 201808140109289	010-061145 (part)	010-061145 (part)
99	Columbus Holding Group, LLC	Instr. No. 201808140109289	010-061145 (part)	010-061145 (part)
100(*)	Columbus Holding Group, LLC	Instr. No. 201808140109289	010-061145 (part)	010-061145 (part)
(A)	City of Columbus, Ohio	Instr. No. 202109030157054	0.023 acre out of Lot 22	
(B)	City of Columbus, Ohio	Instr. No. 202109030157054	0.023 acre out of Lot 46	
(C)	City of Columbus, Ohio	Instr. No. 202109030157054	0.017 acre out of Lot 96	

(*) Less 8' exception for Right of Way conveyed to City of Columbus, Ohio out of Lots 22, 46 and 100

NOTES

Basis of Bearings: The easterly Right of Way line of Cleveland Avenue was assigned a bearing of North 26°37'00" East, as shown for record in Plat Book 13, Page 18, Recorder's Office, Franklin County, Ohio.

All linear dimensions shown are in feet and decimal parts thereof.

References to record plats and deeds are as shown on the drawing.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with an orange plastic cap marked "Geo Graphics".

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39049 C 0189 K (Effective Date: June 17, 2008), the property surveyed and shown hereon lies within Zone "X" (Areas determined to be outside of the 0.2% annual chance floodplain).



- LEGEND**
- ● 3/4" Iron Pipe (Found/Set)
 - ⊙ ● PK Nail (Found/Set)
 - △ ▲ Railroad Spike (Found/Set)
 - ⊗ ● Rebar (Found/Set)

I hereby certify that The foregoing drawing represents the results of an actual field survey of the premises performed under my responsible supervision and that the said drawing is correct to the best of my knowledge and belief.

Kevin Beechy 10/26/21
 Kevin Beechy Date
 Ohio Professional Surveyor No. 7891

Geo-Graphics Inc.
Land Surveying & Civil Engineering
 3331 Livingston Avenue Columbus, Ohio 43227
 Phone: 614-231-2016 Fax: 614-231-2018

EXHIBIT FOR
 COLUMBUS HOLDING GROUP, LLC
 CLEVELAND AVE. & LINDEN AVE.
 CITY OF COLUMBUS
 FRANKLIN COUNTY, OHIO

SCALE 1"=60'	DRAWN KB	CHECKED GWS	DATE 10-26-21	SHEET 1 OF 1
-----------------	-------------	----------------	------------------	-----------------