

SWAN ST & CHICOPEE ALLEY
123965 7-WD
RIGHT-OF-WAY
SWAN STREET
DESCRIPTION OF 0.002 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus being located in Half of Section 10, Township 5, Range 22, of the Refugee Lands and being a part of Lot 9, Lot 10, Lot 11 and Lot 12 of a subdivision known as “English and Monypeny’s Subdivision” (*a subdivision of Lots 112, 113, 114, 115 and Lot 116 of Lincoln Goodale’s Executor’s Amended Subdivision*) as shown and delineated in record Plat Book 3, Page 18 and described in a deed to North Central Mental Health and Services by deed of record in Official Record Book 2339C15. All references to records herein are those located in the Recorder’s Office of Franklin County, Ohio and being more particularly described as follows:

Commencing at a mag nail set in the northeast corner of said Lot 12, said point also being the northwest corner of Lot 13 of said English and Monypeny’s Subdivision plat and described in a deed to Annunciation Greek Orthodox Cathedral by deed of record in Instrument No.199711140143985 and lies in the existing southerly right of way line for Swan Street (40’ width) and being the **TRUE POINT OF BEGINNING**;

Thence **S 03 degrees 24 minutes 26 seconds W** a distance of **0.67 feet** with the westerly line of said Lot 13 and the easterly line of said Lot 12 to iron pin set;

Thence **N 86 degrees 35 minutes 34 seconds W** a distance of **42.20 feet** across said Lots 12 and Lot 11 to an iron pin set in the west line of said Lot 11, same being the east line of said Lot 10;

Thence **S 03 degrees 24 minutes 26 seconds W** a distance of **0.33 feet** with the westerly line of said Lot 11 and the easterly line of said Lot 10 to an iron pin set;

Thence **N 86 degrees 35 minutes 34 seconds W** a distance of **42.20 feet** across said Lots 10 and said Lot 9 to a mag nail in the west line of said Lot 9, said point lies in the existing easterly right of way line for Chicopee Alley (16’ width);

Thence **N 03 degrees 24 minutes 26 seconds E** a distance of **1.00 feet** with the existing easterly right of way line for Chicopee Alley and west line of said Lot 9 to a mag nail in the northwest corner of said Lot 9 and lies in the existing southerly right of way line for Swan Street;

Thence **S 86 degrees 35 minutes 34 seconds E** a distance of **84.40 feet** with the existing southerly right of way line for Swan Street and the north line of said Lot 9, Lot 10, Lot 11 and Lot 12 to the **TRUE POINT OF BEGINNING**; containing 0.002 acres of land, more or less.

The above described area contains a total of **0.002 acres** within Franklin County Auditor's Parcel Number 010-053106-00, which includes 0.000 acres in the present road occupied,

Grantor claims title by Instrument recorded in Official Record Book 2339C15 in the records of Franklin County, Ohio.

Iron pins set, as shown on plan and in the above description are 5/8 inch steel rod, thirty (30) inches long with a plastic cap stamped "Rii".

Mag nail set, as shown on plan and in above description are magnetically enhanced nails (zinc plated) two and one half (2-1/2") in length by one quarter inch (1/4") head

This description was prepared by Mark S. Ward, professional Surveyor No. S-7514, and was based on available public records and actual field survey of the premises performed by Resource International, Inc. in September, 2018. Bearings used in this description are based on Ohio State Plane Coordinates System, South Zone, NAD 83 (2011) and were established utilizing ODOT's VRS system, GPS Equipment and Procedures and an established bearing of S 86°35'34" E on the centerline of Swan Street.

Resource International, Inc.

Mark S. Ward, P.S.
Professional Surveyor No. S-7514