

**LEGEND**

- PL Property Line
- R/W Right-of-Way
- POC Point of Commencement
- POB True Point of Beginning
- Iron Pin Found (IPF)  
Mag Nail Found
- Iron Pin Set  
Mag Nail Set
- Encroachment Area

**0.0008 ACRE ENCROACHMENT EASEMENT (TRACT 1)  
FOR BUILDING  
0.003 ACRE ENCROACHMENT EASEMENT (TRACT 2)  
FOR BUILDING**

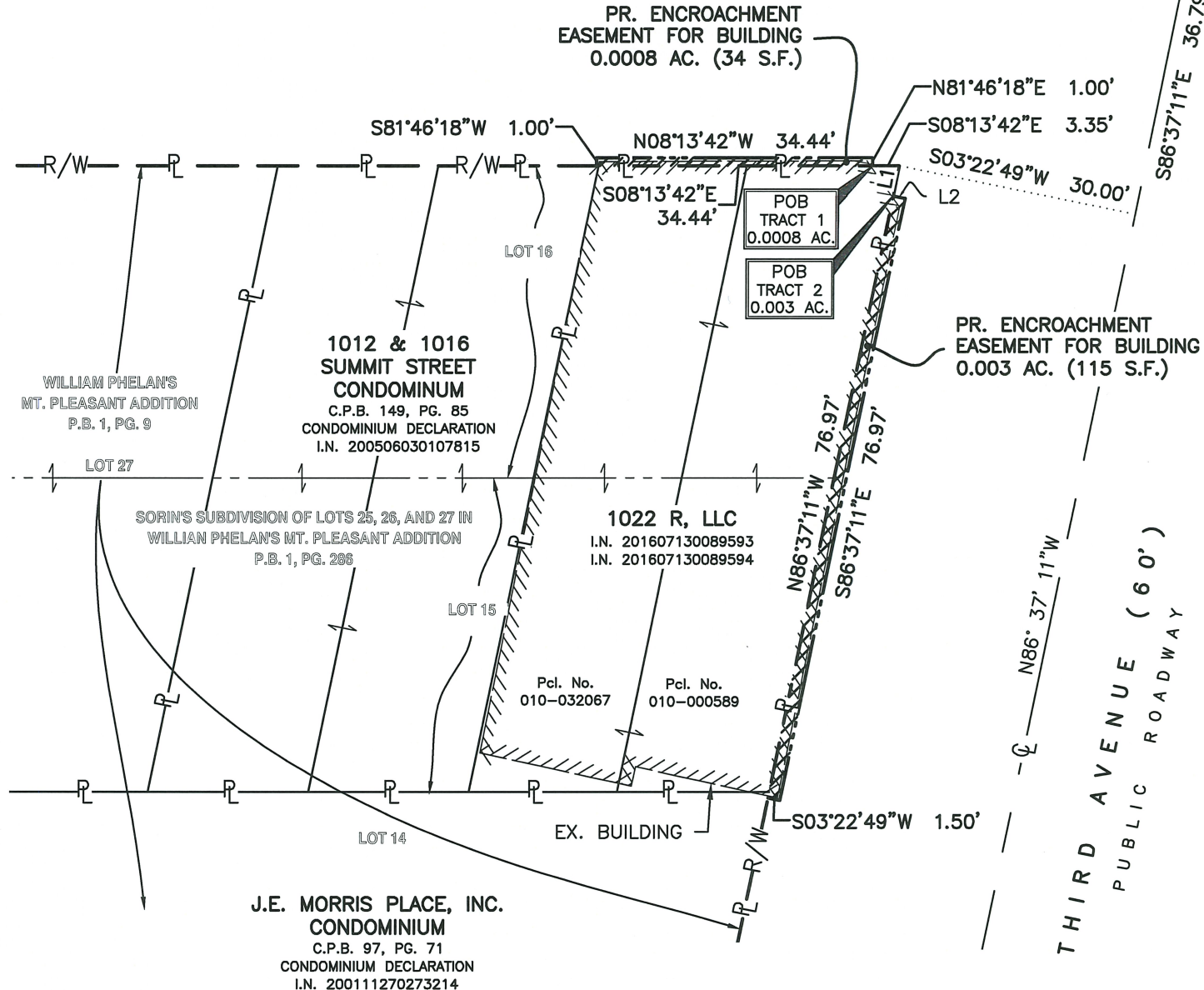
**STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND  
BEING IN SECTION 5, TOWNSHIP 5, RANGE 22, REFUGEE LANDS**

3872-E

**SUMMIT STREET (60')**  
PUBLIC ROADWAY

POC  
0.0008 AC. (TRACT 1)  
0.003 AC. (TRACT 2)

N08° 13' 42"W (BASIS OF BEARINGS)



LINE TABLE		
LINE	BEARING	LENGTH
L1	S86°37'11"E	3.82'
L2	N3°22'49"E	1.50'

BY: *Matthew Lee Sloat 2/14/23*  
**Matthew Lee Sloat, P.E., P.S.**  
 Registered Surveyor No. 8342



**BASIS OF BEARING:**

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011), BEING THE CENTERLINE OF SUMMIT STREET, BEARING NORTH 8°13'42" WEST. THE BEARINGS ORIGINATED FROM FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

JOB NO.	571.052_04
DRAWN BY:	WCS
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	02/14/2023

**E. P. FERRIS**  
 AND ASSOCIATES  
 INC.  
 Consulting Civil Engineers and Surveyors

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DRAWING: 02/14/2023 09:00 AM; DATE: 02/14/23 09:00 AM; REVISION: 01; LEVEL: 1; SCALE: 1"=40'; PLOT: 1; DATE: 02/14/23 09:00 AM

**LEGAL DESCRIPTION**  
**0.0008 ACRE EASEMENT (TRACT 1)**  
**3872-E**

Situated in the State of Ohio, County of Franklin, in the City of Columbus, and being in Section 5, Township 5, Range 22, Refugee Lands, and being a portion of right-of-way of Summit Street and Third Avenue, as originally dedicated in William Phelan's Mt. Pleasant Addition, of record in Plat Book 1, Page 9, all records being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**COMMENCING** at the intersection of the centerline of said Summit Street (60') and the centerline of said Third Avenue (60');

Thence along the centerline of Third Avenue, South 86°37'11" East, 36.79 feet to a point;

Thence leaving the centerline of Third Avenue, across part of the right-of-way of said Summit Street and said Third Avenue, South 3°22'49" West, 30.00 feet to a point, said point being the northwesterly corner of Lot 16 of Sorin's Subdivision of Lots 25, 26, and 27 in William Phelan's Mt. Pleasant Addition, of record in Plat Book 1, Page 286, as conveyed to 1022 R, LLC in Instrument Number 201607130089593 and Instrument Number 201607130089594, and also being the intersection of the easterly right of way line of said Summit Street and the southerly right-of-way line of said Third Avenue;

Thence along the easterly right-of-way line of said Summit Street, along the westerly line of said Lot 16, along the westerly line of said 1022 R, LLC tract, South 8°13'42" East, 3.35 feet to a point, said point being the **TRUE POINT OF BEGINNING**;

Thence continuing along the easterly right-of-way line of said Summit Street, along the westerly line of said Lot 16, along the westerly line of said 1022 R, LLC tract, and along part of the westerly line of a tract conveyed to 1012 & 1016 Summit Street Condominium, as recorded in Condominium Plat Book 149, Page 85 and declared in Instrument Number 200506030107815, South 8°13'42" East, 34.44 feet to a point;

Thence leaving the easterly right-of-way line of said Summit Street, leaving the westerly line of said Lot 16 and leaving the westerly line of said 1012 & 1016 Summit Street Condominium tract, across said Summit Street right-of-way, South 81°46'18" West, 1.00 feet to a point;

Thence continuing across said Summit Street right-of-way, North 8°13'42" West, 34.44 feet to a point;

Thence continuing across said Summit Street right-of-way, North 81°46'18" East, 1.00 feet to a point, said point being the **TRUE POINT OF BEGINNING**, containing 0.0008 acres (34 S.F.), more or less.

Subject however to all legal easements, restrictions, and rights of way of record and of records in the respective utility offices.

The bearings for this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011), being the centerline of Summit Street, bearing North 8°13'42" West. The bearings originated from field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342, of E.P. Ferris and Associates, Inc. on February 14, 2023.



*Matthew Lee Sloat* 2/14/23

Matthew Lee Sloat, PS 8342

Date



**LEGAL DESCRIPTION**  
**0.003 ACRE EASEMENT (TRACT 2)**  
**3872-E**

Situated in the State of Ohio, County of Franklin, in the City of Columbus, and being in Section 5, Township 5, Range 22, Refugee Lands, and being a portion of right-of-way of Summit Street and Third Avenue, as originally dedicated in William Phelan's Mt. Pleasant Addition, of record in Plat Book 1, Page 9, all records being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**COMMENCING** at the intersection of the centerline of said Summit Street (60') and the centerline of said Third Avenue (60');

Thence along the centerline of Third Avenue, South 86°37'11" East, 36.79 feet to a point;

Thence leaving the centerline of Third Avenue, across part of the right-of-way of said Summit Street and said Third Avenue, South 3°22'49" West, 30.00 feet to a point, said point being the northwesterly corner of Lot 16 of Sorin's Subdivision of Lots 25, 26, and 27 in William Phelan's Mt. Pleasant Addition, of record in Plat Book 1, Page 286, as conveyed to 1022 R, LLC in Instrument Number 201607130089593 and Instrument Number 201607130089594, and also being the intersection of the easterly right of way line of said Summit Street and the southerly right-of-way line of said Third Avenue;

Thence along the southerly right-of-way line of said Third Avenue, along the northerly line of said Lot 16 and northerly line of said 1022 R, LLC tract, South 86°37'11" East, 3.82 feet to a point, said point being the **TRUE POINT OF BEGINNING**;

Thence leaving the southerly right-of-way of said Third Avenue, leaving the northerly line of said Lot 16 and northerly line of said 1022 R, LLC tract, across part of the right-of-way of said Third Avenue, North 3°22'49" East, 1.50 feet to a point;

Thence continuing across the right-of-way of said Third Avenue, South 86°37'11" East, 76.97 feet to a point;

Thence continuing across the right-of-way of said Third Avenue, South 3°22'49" West, 1.50 feet to a point, said point being on the northerly line of Lot 14 of said Sorin's Subdivision as conveyed to J.E. Morris Place, Inc. Condominium, as recorded in Condominium Plat Book 97, Page 71 and declared in Instrument Number 200111270273214;

Thence along the southerly right-of-way line of said Third Avenue, along part of the northerly line of said Lot 14 and part of the northerly line of said J.E. Morris tract, also being on the northerly line of Lot 15 and Lot 16 of said Sorin's Subdivision, North 86°37'11" East, 76.97 feet to a point, said point being the **TRUE POINT OF BEGINNING**, containing 0.003 acres (115 S.F.), more or less.

Subject however to all legal easements, restrictions, and rights of way of record and of records in the respective utility offices.

The bearings for this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011), being the centerline of Summit Street, bearing North 8°13'42" West. The bearings originated from field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network.

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