

J & J Surveying Services, Inc.

6983 Bartlett Rd.
Reynoldsburg, Ohio 43068

Phone 614\561-5978
JJSurveyingOhio.com

September 1, 2024

Description of two alleys and part of two lots, Hamilton Place Addition

SITUATED in the State of Ohio, County of Franklin, City of Columbus, and being a part of Virginia Military Survey No. 1393, and being part of a 0.054 acre tract (part of Lots 360 and 361) and all of a 0.021 acre tract (part of Lot 350), conveyed to the City of Columbus, Ohio in Instrument (Instr.) No. 202306300065017, and being part of Lots 350 and 360, part of the east-west 16 foot wide alley, and all of the westerly north-south 16 foot wide alley, as shown on Hamilton Place Addition, Plat Book (P.B.) 5, pg. 127, Franklin County Recorder's Office;

All records referred to are those of record in the Franklin County Recorder's Office, unless otherwise noted;

BEGINNING at a found 5/8" iron pin w/ cap stamped "Campbell & Assocs PS 7809, being the northwest corner of Lot 358 and the northeast corner of Lot 359 of the said Hamilton Place Addition, being a point in the south right of way line of the said east-west 16 foot wide alley, and being the northwest corner of Parcel Two, conveyed to Evans Carpet Junkyard in Instr. No. 200407300177541;

THENCE North 19 degrees 18 minutes 57 seconds West 32.20 feet, crossing the said east-west 16 foot wide alley, the said 0.054 acre tract, and the said Lot 360, to a set iron pin, being a point in a north line of the said 0.054 acre tract;

THENCE with a curve turning to the left, with an arc length of 1.70 feet, a radius of 39.00 feet, a chord bearing of South 87 degrees 22 minutes 18 seconds East, a chord length of 1.70 feet, and a delta angle of 02 degrees 29 minutes 27 seconds, along a north line of the said 0.054 acre tract and crossing the said Lot 360, to a set iron pin, being a corner of the said 0.054 acre tract;

THENCE South 88 degrees 37 minutes 01 seconds East 1.49 feet, along a north line of the said 0.054 acre tract and crossing the said Lot 360, to a set iron pin, being a corner of the said 0.054 acre tract;

THENCE with a curve turning to the left, with an arc length of 45.45 feet, a radius of 129.20 feet, a chord bearing of North 81 degrees 07 minutes 45 seconds East, a chord length of 45.22 feet, and a delta angle of 20 degrees 09 minutes 20 seconds, along a north line of the said 0.054 acre tract and crossing the said Lot 360, to a set iron pin, being a corner of the said 0.054 acre tract;

THENCE South 19 degrees 07 minutes 30 seconds East 1.00 feet, along an east line of the said 0.054 acre tract and crossing the said Lot 360, to a set iron pin, being a corner of the said 0.054 acre tract;

THENCE North 70 degrees 52 minutes 30 seconds East 53.01 feet, along a north line of the said 0.054 acre tract and crossing the said Lot 360, to a set iron pin, being a corner of the said 0.054 acre tract;

THENCE with a curve turning to the left, with an arc length of 20.26 feet, a radius of 15.00 feet, a chord bearing of North 32 degrees 10 minutes 24 seconds East, a chord length of 18.76 feet, and a delta angle of 77 degrees 24 minutes 11 seconds, along a north line of the said 0.054 acre tract and crossing the said Lots 360 and 361, to a set iron pin, being the northeast corner of the said 0.054 acre tract, a point in the east line of the said Lot 361 and in the west right of way line of the said north-south 16 foot wide alley;

THENCE North 08 degrees 31 minutes 31 seconds West 79.17 feet, along the west right of way line of the said north-south 16 foot wide alley, the east line of the said Lot 361, and the east line of Lot 362 of the said Hamilton Place Addition, to a point referenced by a found 3/4" iron pipe (0.02' S, 0.05' W), being the northeast corner of the said Lot 362, the east corner of Parcel Four Tract Two conveyed to Evans Carpet Junkyard in Instr. No. 200407300177541, and being a corner of a 1.271 acre tract (Tract Two) conveyed to Caspian Group, LLC in Instr. No. 201905090054063;

THENCE North 70 degrees 46 minutes 40 seconds East 16.28 feet, along the north line of the said north-south 16 foot wide alley and a south line of the said 1.271 acre tract, to a found 5/8" iron pin, being the northwest corner of Lot 348 of the said Hamilton Place Addition and the northeast corner of the said north-south 16 foot wide alley;

THENCE South 08 degrees 31 minutes 55 seconds East 73.11 feet, along the east right of way line of the said north-south 16 foot wide alley, the west lines of Lots 348 and 349 of the said Hamilton Place Addition, and the west line of the said Lot 350, to a set iron pin, being the northwest corner of the said 0.021 acre tract;

THENCE with a curve turning to the left, with an arc length of 26.29 feet, a radius of 15.00 feet, a chord bearing of South 58 degrees 54 minutes 38 seconds East, a chord length of 23.05 feet, and a delta angle of 100 degrees 25 minutes 45 seconds, along a north line of the said 0.021 acre tract and crossing the said Lot 350, to a set iron pin, being a corner of the said 0.021 acre tract;

THENCE North 70 degrees 52 minutes 30 seconds East 119.24 feet, along a north line of the said 0.021 acre tract and crossing the said Lot 350, to a set Mag nail, being the northeast corner of the said 0.021 acre tract, and being a point in the east line of the said Lot 350 and a point in the west right of way line of Brehl Ave. (50' wide, P.B. 5, pg. 127);


THENCE South 08 degrees 23 minutes 10 seconds East 6.11 feet, along the east line of the said 0.021 acre tract and of the said Lot 350, and the west right of way line of the said Brehl Ave., to a found 3/4" iron pin, being the southeast corner of the said 0.021 acre tract and the said Lot 350, and being the intersection of the north right of way line of the said east-west 16 foot wide alley and the west right of way line of the said Brehl Ave.;

THENCE South 08 degrees 36 minutes 52 seconds East 16.27 feet, crossing the said east-west 16 foot wide alley, to a set Mag nail, being the northeast corner of Lot 351 of the said Hamilton Place Addition, and the intersection of the south right of way line of the said east-west 16 wide alley and the west right of way line of the said Brehl Ave.;


THENCE South 70 degrees 52 minutes 30 seconds West 262.29 feet, along the south right of way line of the said east-west 16 foot wide alley and the north line of the said Lot 351, and the north lines of Lots 352 through 358 of the said Hamilton Place Addition, to the point of beginning, having an area of 7,570 square feet or 0.174 acres, of which the present road occupies 0.174 acres, and of which 0.021 acres is out of the said 0.054 acre tract, all of the said 0.021 acre tract, and 0.132 acres out of the said 16 foot wide alleys, according to a survey by J&J Surveying Services, Inc. in April of 2022, under the direct supervision of Raymond J. Wood, P.S. 7745;

The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2012) Epoch 2203. Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network (ODOT RTN). The north right of way line of W. Mound St. as being South 70 degrees 52 minutes 30 seconds West, is designated as the Basis of Bearing for this description;

All iron pins set are 5/8" in diameter, 30" long, with a cap stamped "J&J SURVEYING".


Raymond J. Wood P.S. 7745
9/20/24
date



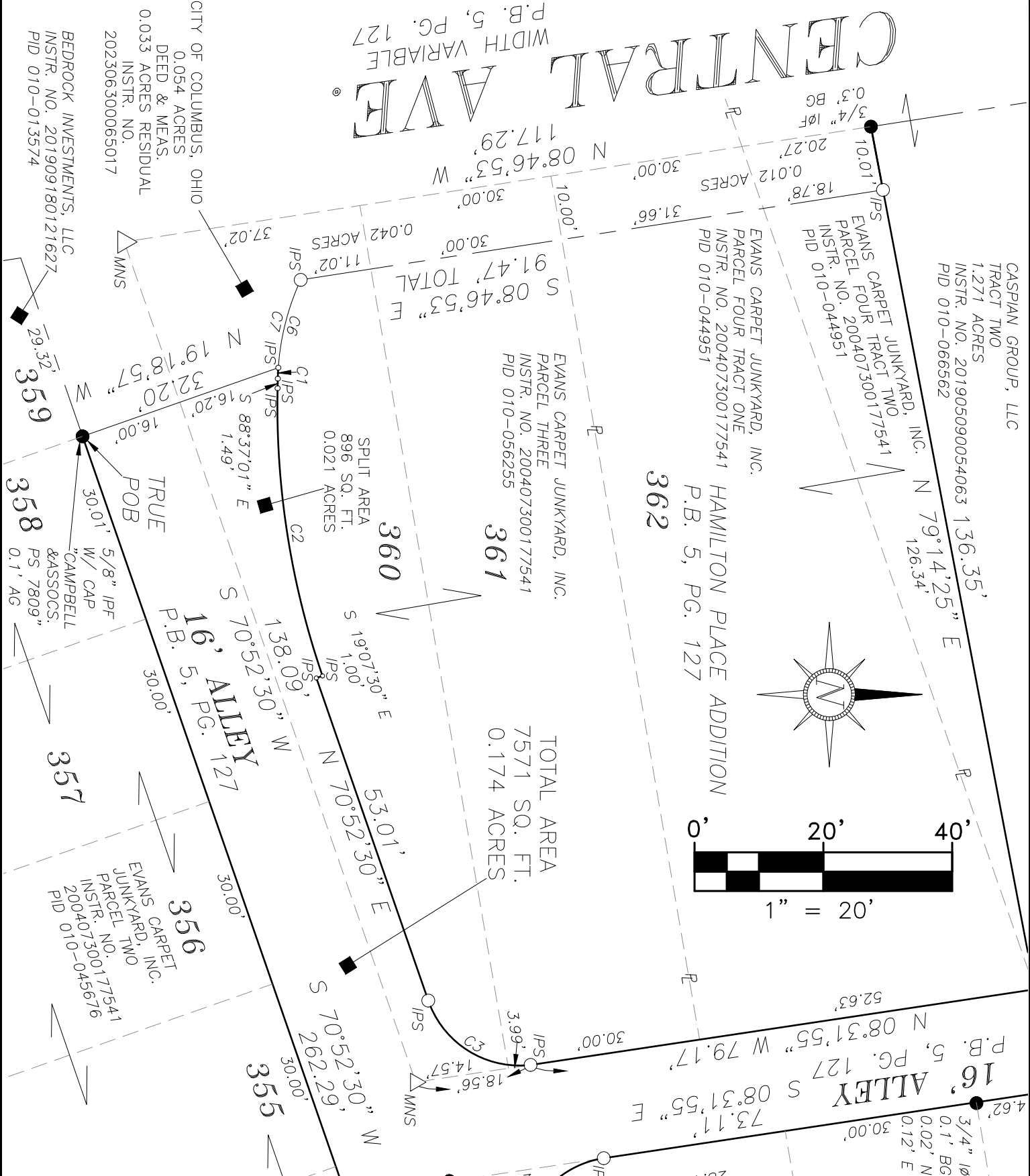
PRELIMINARY APPROVAL
BRAD FOSTER, P.E., P.S.
ajstuart
09/20/2024 6:40:44 AM
PENDING ORIGINALS
*Submitted via digital format

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.

PART OF VMS 1393
HAMILTON PLACE ADD.
P.B. 5, PG. 127

BOUNDARY SURVEY OF TWO
16' ALLEYS, A 0.054 ACRE
TRACT AND A
0.021 ACRE TRACT

CITY OF COLUMBUS
FRANKLIN CO., OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING A PART OF VIRGINIA MILITARY SURVEY NO. 1393, AND BEING PART OF 0.054 ACRE TRACT (PART OF LOT 360) AND ALL OF A 0.021 ACRE TRACT (PART OF LOT 350) CONVEYED TO THE CITY OF COLUMBUS, OHIO IN INSTR. NO. 202306300065017, AND BEING PART OF LOTS 350 AND 360, PART OF THE EAST-WEST 16' ALLEY AND ALL OF THE WESTERLY NORTH-SOUTH 16' ALLEY, AS SHOWN ON HAMILTON PLACE ADDITION, P.B. 5, PG. 127, FRANKLIN COUNTY RECORDERS OFFICE;



CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	39.00'	1.70'	1.70'	S 87°22'18" E	2°29'07"
C2	129.20'	45.45'	45.22'	N 81°07'45" E	20°09'20"
C3	15.00'	20.26'	18.76'	N 32°10'24" E	77°24'11"
C6	39.00'	14.16'	14.08'	S 75°43'35" E	20°48'00"
C7	39.00'	15.85'	15.74'	S 76°58'18" E	23°17'26"

LEGEND

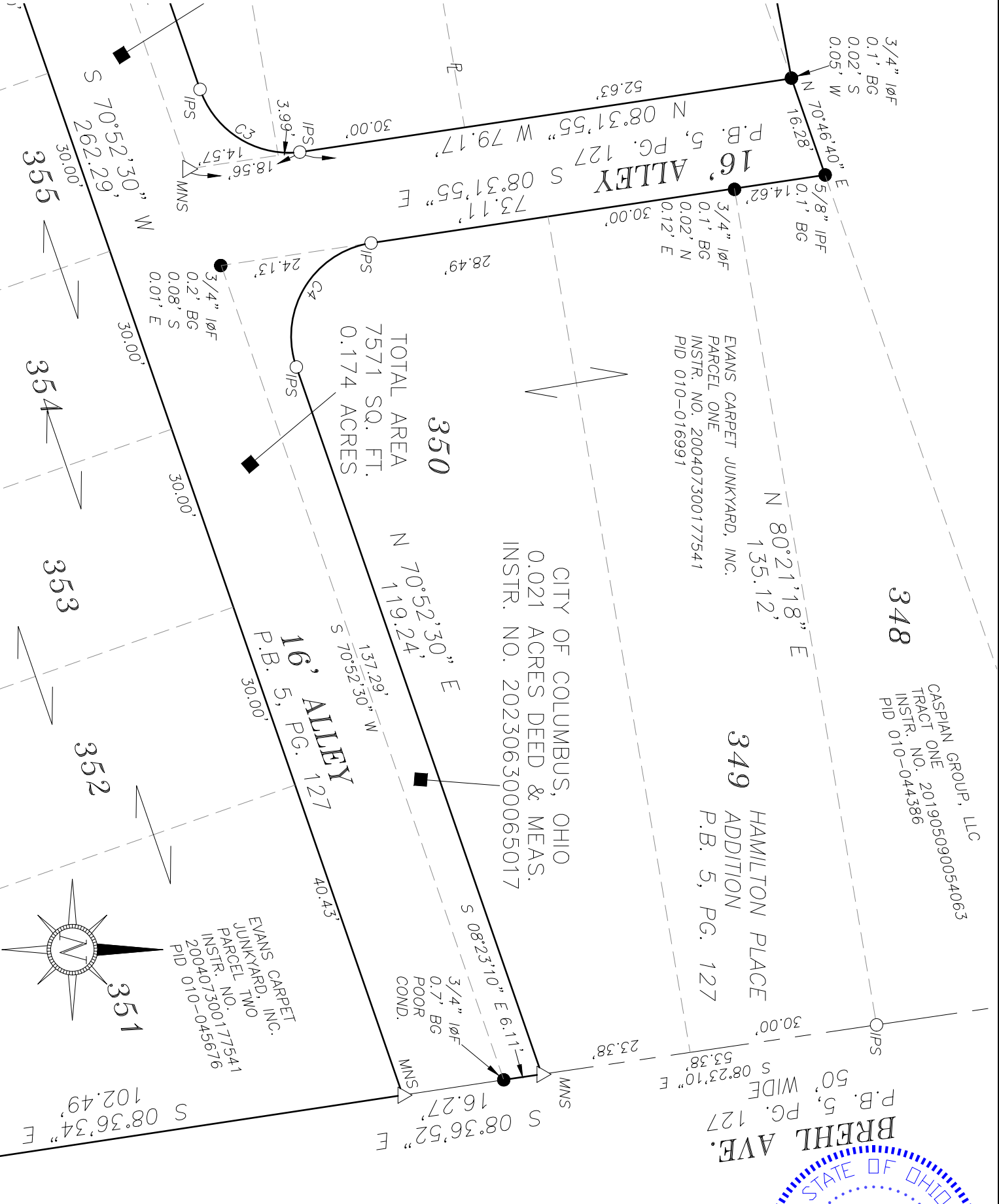
- △ MAG Nail Set
- Iron Pin Set
- Iron Pin Found
- P.B. Plat Book
- O.R. Official Record
- INSTR. Instrument
- IPF Iron Pin Found
- IPF Iron Pipe Found
- ℞ Property Line

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2012) EPOCH 2203. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPT. OF TRANSPORTATION REAL-TIME-NETWORK (ODOT RTN). THE NORTH RIGHT OF WAY LINE OF W. MOUND ST. AS BEING SOUTH 70 DEGREES 52 MINUTES 30 SECONDS WEST, IS DESIGNATED AS THE BASIS OF BEARING FOR THIS PLAT.

ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE. ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED J & J SURVEYING

JOB NO. 21-98SP1

BOUNDARY SURVEY OF TWO
16' ALLEYS, A 0.054 ACRE
TRACT AND A
0.021 ACRE TRACT CITY OF COLUMBUS
FRANKLIN CO., OHIO
PART OF VMS 1393
HAMILTON PLACE ADD.
P.B. 5, PG. 127



EVANS CARPET JUNKYARD, INC.
PARCEL ONE
INSTR. NO. 200407300177541
PID 010-016991

CASPIAN GROUP, LLC
TRACT ONE
INSTR. NO. 201905090054063
PID 010-044386

HAMILTON PLACE
P.B. 5, PG. 127

CURVE DATA

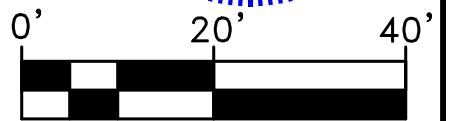
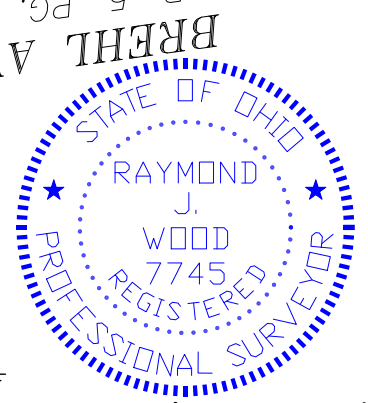
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C4	15.00'	26.29'	23.05'	S 58°54'38" E	100°25'45"
C5	20.00'	4.48'	4.47'	N 64°27'19" E	12°50'21"

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2012) EPOCH 2203. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPT. OF TRANSPORTATION REAL-TIME-NETWORK (ODOT RTN). THE NORTH RIGHT OF WAY LINE OF W. MOUND ST. AS BEING SOUTH 70 DEGREES 52 MINUTES 30 SECONDS WEST, IS DESIGNATED AS THE BASIS OF BEARING FOR THIS PLAT.

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. ON 04/02/2022, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

Raymond J. Wood

9/20/24



1" = 20'

Coordinate File:

Closure Results

Starting Point 670: N 709140.828 E 1818960.997 Z 0.000 START
 Closing Reference Point 670: N 709140.828 E 1818960.997 Z 0.000 START
 Ending Point 684: N 709140.824 E 1818961.004 Z -0.000 PNT
 Azimuth Of Error: 119°45'54"
 North Error : -0.00406
 East Error : 0.00710
 Vertical Error : -0.00000
 Hz Dist Error : 0.00818
 Sl Dist Error : 0.00818
 Traverse Lines : 14
 SideShots : 0
 Store Points : 1
 Horiz Dist Traversed: 748.893
 Slope Dist Traversed: 748.893
 Closure Precision: 1 in 91523.0

Starting Point 670: N 709140.828 E 1818960.997 Z 0.000 START

Point No.	Horizontal Angle	Vertical Angle	Slope Dist	Description	Northing	Easting	Elevation
671	N19.1857W	0.0000	32.200		709171.215	1818950.346	-0.000
PNT							
672	S87.2218E	0.0000	1.700		709171.137	1818952.044	-0.000
PNT							
673	S88.3701E	0.0000	1.490		709171.101	1818953.534	-0.000
PNT							
674	N81.0745E	0.0000	45.216		709178.074	1818998.209	-0.000
PNT							
675	S19.0730E	0.0000	1.000		709177.129	1818998.537	-0.000
PNT							
676	N70.5230E	0.0000	53.010		709194.497	1819048.621	-0.000
PNT							
677	N32.1024E	0.0000	18.755		709210.372	1819058.607	-0.000
PNT							
678	N8.3131W	0.0000	79.170		709288.667	1819046.871	-0.000
PNT							
679	N70.4640E	0.0000	16.280		709294.027	1819062.243	-0.000
PNT							
680	S8.3155E	0.0000	73.110		709221.726	1819073.090	-0.000
PNT							
681	S58.5438E	0.0000	23.052		709209.822	1819092.831	-0.000
PNT							
682	N70.5230E	0.0000	119.240		709248.889	1819205.489	-0.000
PNT							
683	S8.3308E	0.0000	22.380		709226.758	1819208.817	-0.000
PNT							
684	S70.5230W	0.0000	262.290		709140.824	1818961.004	-0.000
PNT							

Sideshots