

**PARCEL 25-P
FRA-C.R.96-1.71 (CASSADY AVE.)
PERPETUAL SIDEWALK EASEMENT
PERMANENT EASEMENT
TO CONSTRUCT A CURB RAMP AND SIDEWALK
WITHOUT LIMITATIONS OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF
THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

(Surveyor's description of the premises follows)

Situated in the State of Ohio, City of Columbus, Franklin County, Quarter Township No. 3, Township 1, Range 17, U.S. Military Lands and being part of Lot 7 in the North Bexley View No. 2 as recorded in Plat Book 17, Page 57 conveyed to Mark E. Lisska in Official Record 34649A20 in the Franklin County Recorder's Office. The below described parcel laying on the right side of the proposed centerline of right of way for 5th Avenue in project FRA-C.R. 96-1.71. (Cassady Ave.) as platted by 2LMN, Inc. and recorded in Instrument 202109170166308, being Plat Book 131, Page 66, and being more particularly described as follows:

COMMENCING at an iron pin set at the northwest corner of said Lot 7 being on the easterly existing right of way for Dawson Ave. (50' R/W), being the grantor's northwest corner and the southerly existing right of way for 5th Avenue, said pin being 30.24 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 200+90.80 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the north line of said Lot 7 and the southerly existing right of way for 5th Avenue, **South 85 degrees 18 minutes 14 seconds East, 41.16 feet** to a mag nail set at the northwest corner of a tract conveyed to the City of Columbus, Ohio in Instrument 200206210153864, said nail being 31.06 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 201+31.95;
- 2) **Thence**, across said Lot 7 and the said City of Columbus, Ohio Tract being the southerly existing right of way for 5th Avenue, **South 04 degrees 41 minutes 46 seconds West, 0.24 feet** to a mag nail set, said nail being 31.30 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 201+31.95;
- 3) **Thence**, across said Lot 7 and the said City of Columbus, Ohio Tract being the southerly existing right of way for 5th Avenue, **South 83 degrees 36 minutes 53 seconds East, 5.69 feet** to a mag nail set on the east line of said Lot 7 and the west line of Lot 6 conveyed to Mark Lisska in Instrument 200003070045746, said nail being 31.59 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 201+37.63;

- 4) **Thence**, along the east line of said Lot 7 and the west line of said said Lot 6, **South 04 degrees 46 minutes 28 seconds West, 2.02 feet** to an iron pin set, said pin being 33.60 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 201+37.59;
- 5) **Thence**, across said Lot 7, **North 82 degrees 30 minutes 31 seconds West, 34.59 feet** to an iron pin set, said pin being 31.23 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 201+03.08;
- 6) **Thence**, across said Lot 7, **South 74 degrees 00 minutes 58 seconds West, 13.15 feet** to an iron pin set on the west line of said Lot 7 and the easterly existing right of way for Dawson Avenue, said pin being 35.62 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 200+90.69;
- 7) **Thence**, along the west line of said Lot 7 and the easterly existing right of way for Dawson Avenue, **North 04 degrees 43 minutes 31 seconds East, 5.38 feet** to the **TRUE POINT OF BEGINNING**, containing 0.002 acres.

The parcel of land described contains, 0.002 acres, more or less in Franklin County Auditor's Parcel Number 010-066724-00 including the present road occupies 0.000 acres, more or less.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, September, 2020.

Grantor claim title by Official Record 34649A20, as recorded in the Franklin County Recorder's Office.

The bearings shown hereon are based on the centerline of Cassady Avenue from Margaret Street to East 7th Avenue as being North 09 degrees 35 minutes 04 seconds East, from an adjusted field survey using GPS methods from the nearby City of Columbus monument (COC32-82), nearby United States Geological Survey monument (802.52USGS), and Continually Operating Reference Station (CORS) COLB, based on the Ohio State Plane Coordinate System, South Zone, and North American Datum 1983 (NSRS 2007) scaled to ground by 1.000042617 about the projection origin (0,0).

Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798

Date