

ACCESS EASEMENT
0.059 ACRE

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Section 6, Township 5, Range 22, Refugee Lands, being access that original 30.92 acre First Tract (also being Lot 7 of William Neil's Heirs Land, a plat of record in Plat Book 3, Page 168 & 169) conveyed to The City of Columbus by deed of record in Deed Book 700, Page 243 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning for Reference, at a monument box in the centerline of Third Avenue, as dedicated in "Dedication of 3rd Ave and Perry St", of record in Plat Book 4, Page 164, being South 86° 24' 25" East, a distance of 3.43 feet, from the centerline intersection of said Third Avenue and Olentangy River Road;

Thence North 86° 24' 25" West, with the centerline of said Third Avenue, a distance of 485.31 feet, to a point;

Thence South 03° 35' 35" West, across the right-of-way of said Third Avenue, a distance of 50.00 feet to a point in the southerly right-of-way line thereof, being the southerly line of the 0.248 acre tract conveyed as Parcel No. 1-WD to State of Ohio by deed of record in Deed Book 2801, Page 545, being in the northerly line of the remainder of said 30.92 acre tract, the TRUE POINT OF BEGINNING;

Thence South 00° 21' 14" East, with a proposed boundary line, a distance of 204.18 feet to a point;

Thence South 07° 32' 38" West, continuing with said proposed boundary line, a distance of 47.04 feet, to a point;

South 04° 36' 30" West, continuing with said proposed boundary line, a distance of 11.19 feet to a point of curvature;

Thence across said 30.92 acre tract the following courses and distances:

With a curve to the left, having a central angle of 01° 25' 36", a radius of 499.50 feet, an arc length of 12.44 feet, and a chord bearing and distance of North 01° 17' 00" West, 12.44 feet, to a point;

North 01° 59' 48" West, a distance of 190.78 feet to a point of curvature;

With said curve to the right, having a central angle of 05° 52' 31", a radius of 200.50 feet, an arc length of 20.56 feet, and a chord bearing and distance of North 00° 56' 27" East, 20.55 feet to a point;

North 03° 52' 42" East, a distance of 29.62 feet to a point of curvature;

With said curve to the left, having a central angle of 18° 32' 20", a radius of 29.50 feet, an arc length of 9.55 feet, and a chord bearing and distance of North 05° 23' 27" West, 9.50 feet, to a point in said southerly right-of-way line, the line common to the remainder of said 30.92 and 0.248 acre tracts;

Thence South 86° 24' 25" East, with said southerly right-of-way line, said common line, a distance of 11.31 feet, to the TRUE POINT OF BEGINNING, containing 0.059 acre, more or less.



EVANS, MECHEWART, HAMBLETON & TILTON, INC.

Heather L. King
Heather L. King
Date: 6/12/19

Registered Surveyor No. 8307