

**Description of 0.237 Acres
Of Existing Right-of-way**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 10 Township 5, Range 22 Refugee Lands, being portions of Market Street and all of a 10-foot public alley as delineated on the plat of the North Graveyard Addition of record in Plat Book 2, Page 355 as originally conveyed to the City of Columbus, Ohio of record in Deed Book 3, Page 17 and Deed Book 8, Page 360 (all references herein are to records of the Recorder's Office, Franklin County, Ohio unless otherwise stated) and subsequently resubdivided as adjudged in Franklin County Court of Common Pleas Complete Record 57, Page 1 on file with the Franklin County Clerk of Courts and being more particularly described as follows;

Commencing for reference at a Mag Nail Found at the intersection of the northerly right-of-way of Vine Street (50' R/W) and the westerly right-of-way of Wall Street (formerly Fair Alley, 20' R/W) at the southeast corner of Lot 40 of said Addition;

Thence along the northerly right-of-way of Vine Street in the south line of said Lot 40, Lot 39, and Lot 38 of said Addition, South 81°49'24" West a distance of 95.71 feet to a Mag Spike set on the easterly right-of-way of Market Street (40' R/W) at the southwest corner of Lot 38 of said Addition and being the **Point of True Beginning**;

Thence continuing along the northerly right-of-way of Vine Street, South 81°49'24" West a distance of 40.85 feet to a Mag Spike set on the westerly right-of-way of Market Street at the southeast corner of Lot 37 of said Addition;

Thence along the westerly right-of-way of Market Street in the east line of said Lot 37, Lot 36 thru Lot 31, Lot 28, Lot 27 and Lot 24 of said Addition, North 03°30'08" East a distance of 243.17 feet to a Mag Spike set on the southerly right-of-way of Spruce Street (R/W width varies) at the northeast corner of said Lot 24;

Thence along the southerly right-of-way of Spruce Street, South 86°28'45" East a distance of 40.01 feet to a Mag Spike set on the said easterly right-of-way of Market Street in the west line of Lot 22 of said Addition;

Thence along the easterly right-of-way of Market Street in the west line of said Lot 22, Lot 25, Lot 26, Lot 29, and Lot 30 of said Addition, South 3°30'08" West a distance of 122.66 feet to a Mag Spike set on the northerly right-of-way of a Public Alley (10' R/W) at the southwest corner of said Lot 30;

Thence along the northerly right-of-way of the said Public Alley in the south line of said Lot 30, North 81°52'08" East a distance of 72.85 feet to a Mag Spike set on the said westerly right-of-way of North Wall Street at the southeast corner of said Lot 30;

Thence along the said westerly right-of-way of Wall Street, South 8°15'02" East a distance of 10.00 feet to a Mag Spike set on the southerly right-of-way of the said Public Alley at the northeast corner of said lot 40;

Thence along the southerly right-of-way of the said Public Alley in the north line of said Lot 40, Lot 39, and Lot 38, South 81°52'08" West a distance of 74.93 feet to a Mag Spike set on the said easterly right-of-way of Market Street at the northwest corner of said Lot 38;

Thence along the easterly right-of-way of Market Street and the west line of said Lot 38, South 3°30'08" West a distance of 102.01 feet to the **Point of True Beginning**, containing 0.237 acres, more or less.

Being subject to all easements and restrictions and rights-of-way of record.

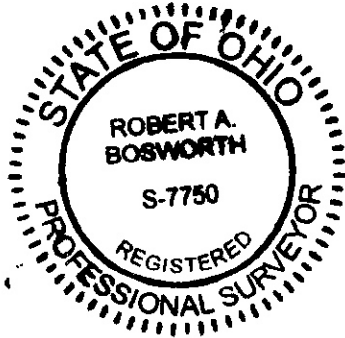
Franklin County Auditor Tax Parcel 010-054645.


The bearings shown on hereon are based on the bearing of South 81°49'24" West for the centerline of Vine Street by GPS network of field observations performed in March 2021, referenced from State of Ohio Department of Transportation Virtual Reference Station "COLB", Ohio State Plane Coordinate System, South Zone, North American Datum 1983, (2011).

Description is based on an actual field survey performed in March 2021 made under my direct supervision and that the information, courses and distances as shown are correct to the best of my knowledge.

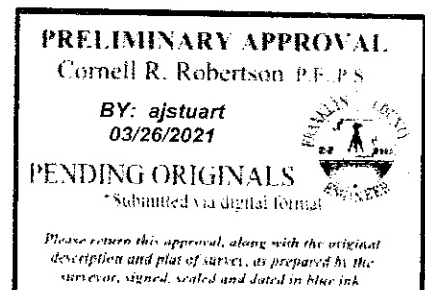
An exhibit entitled "Exhibit of Existing Right-of-Way City of Columbus, Ohio within North Graveyard Addition" is attached hereto and made a part hereof.

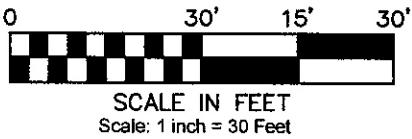
STANTEC CONSULTING SERVICES INC.




Robert A. Bosworth
Professional Surveyor No. 7750

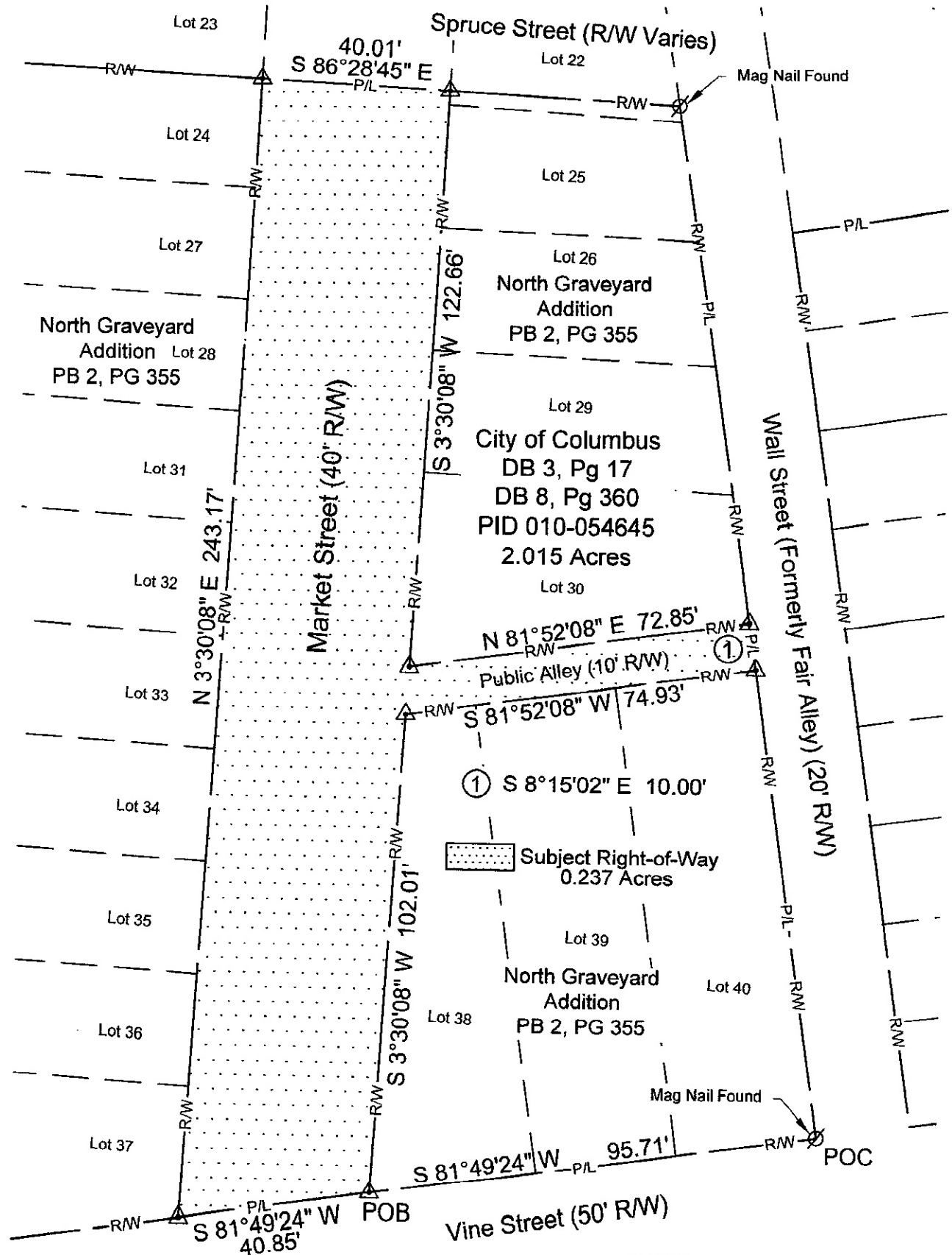
3-26-2021
Date





LEGEND

- △ MNS Magnetic Spike Set
- ⊕ IPF Iron Pipe Found
- ⊙ MNF Magnetic Nail Found
- RBF Rebar Found



BASIS OF BEARINGS:

The bearings shown on hereon are based on the bearing of South 81°49'24" West for the centerline of Vine Street by GPS network of field observations performed in March 2021, referenced from State of Ohio Department of Transportation Virtual Reference Station "COLB", Ohio State Plane Coordinate System, South Zone, North American Datum 1983, (2011).

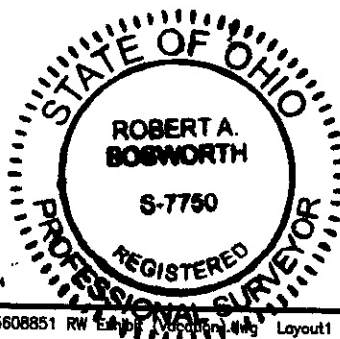
CERTIFICATION:

I hereby certify that this survey shown on the attached plat was prepared from an actual field survey performed in March 2020, made under my direct supervision and that the information, courses and distances as shown are correct to the best of my knowledge.

STANTEC CONSULTING SERVICES INC.

Robert A. Bosworth 3-26-2021

Robert A. Bosworth Date
Professional Surveyor No. S-7750



**Exhibit of Existing Right-of-Way
City of Columbus, Ohio
within North Graveyard Addition
0.237 Acres**

Situated in
State of Ohio, County of Franklin,
City of Columbus
1/2 Section 10,
TWP 5, Range 22
Refugee Lands

Prepared by:
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