

Right-of-Way Description

0.130 ACRES

Situate in the State of Ohio, County of Franklin, City of Columbus, Half Section 9 Township 5 North, Range 22, Scofield's Survey of the Refugee Lands, being a part of Michigan Avenue (60')(originally dedicated as Olentangy Street), and Charles Street(10') as delineated on R. E. Neil's 2nd Addition to Columbus, as recorded in Plat Book 1, Page 336, also being part of Lot 59 of said R. E. Neil's 2nd Addition to Columbus as conveyed to the City of Columbus in Deed Book 471 Page 465, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a set Mag nail at the northwest corner of Lot 6 of Rolling Mills Subdivision Calvin H. Reed Atty. as recorded in Plat Book 2 Page 130, also being the intersection of the easterly line of a 0.314 acre tract as conveyed to the State of Ohio in O.R.V. 29564 Page E11 designated parcel 103-WD (FRA-670-1.25, (B-2 & B-3)) as shown in ODOT Right-of-Way plans of Michigan Avenue, and also being the northwest corner of a 1.263 acre tract as conveyed to White Castle Management Co. in Instrument No. 201707180097683;

Thence along the northerly line of said 1.263 acre tract, and a southerly line of said 0.314 acre tract of Michigan Avenue, South 86 degrees 56 minutes 10 seconds East, 5.09 feet to a set Mag nail, also being a southeasterly corner of said 0.314 acre tract of Michigan Avenue, and being at the southwesterly corner of 25 foot easterly residue of said Michigan Avenue of said R. E. Neil's 2nd Addition to Columbus, also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the westerly line of said 25 foot easterly residue of Michigan Avenue of said R. E. Neil's 2nd Addition to Columbus, and the easterly line of said 0.314 acre tract of Michigan Avenue, North 03 degrees 04 minutes 19 second East, 88.00 feet to a found railroad spike (being 0.78' south), being on the southerly Limited Access Right-of-Way line;

Thence along part of said southerly Limited Access Right-of-Way line, and across said Lot 59 and said Michigan Avenue, South 65 degrees 23 minutes 40 seconds East, 63.86 feet to a found 5/8" rebar capped "ODOT District 6", being the southwesterly corner of a tract as conveyed to the State of Ohio in O.R.V. 29564 Page E08, designated parcel 103-WL (FRA-670-1.25, (B-2 & B-3));

Thence along part of the easterly line of said Lot 59, and the westerly line of a 0.0589 acre tract as conveyed to White Castle Management Co. in Instrument No. 201707180097683, South 02 degrees 54 minutes 15 seconds West, 54.55 feet to a set Mag nail, being at the southeasterly corner of Lot 59 and on the northerly line of Charles Street (10');

Thence continuing along the southerly line of said 0.0589 acre tract and the southerly line of a residual portion of Lot 56 of said R. E. Neil's 2nd Addition to Columbus as conveyed to White Castle Management Co. in Instrument No. 201707180097683, and the northerly line of said Charles Street, South 86 degrees 56 minutes 10 second East, 104.96 feet to a found 5/8" rebar capped "ODOT District 6", also being on said southerly Limited Access Right-of-Way line, and at the southeasterly corner of said Lot 56, also being at the southerly corner of a 0.0087 acre tract, as conveyed to the State of Ohio, Department of Transportation in Instrument No. 201001130004607, designated parcel 1-WL (FRA-670-1.25, (B-2 & B-3)) also being at the southwesterly corner of Lot 55 of said R. E. Neil's 2nd Addition to Columbus as conveyed to Thekla Albanese in Deed Book 1010, Page 646, and also the southwesterly corner of a State of Ohio easement for highway purposes on said Albanese tract in Deed Book 2012, Page 471, designated parcel 35-LA (FRA-3-15.28);

Thence across said Charles Street, South 54 degrees 36 minutes 55 seconds East, 18.70 feet to a set iron pin, being on the southerly line of Charles Street and being a northeasterly corner of said 1.263 acre tract, and being at the westerly corner of a 0.0003 acre tract, as conveyed to the State of Ohio in O.R.V. 31277 Page E10, designated parcel 102-WL (FRA-670-1.25, (B-2 & B-3));

Thence continuing along the southerly line of said Charles Street and the northerly line of said 1.263 acre tract, North 86 degrees 56 minutes 10 second West, 180.33 feet to a set Mag nail, also the **POINT OF BEGINNING, CONTAINING 0.130 ACRES (5,666 S.F.)**.

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

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Bearings referenced herein are based on the Northerly Right-of-Way of Spruce Street as being South 86 degrees 56 minutes 10 second East as shown on ODOT R/W plans FRA-670-1.25(B-2&3). This description is based on a field survey by E.P. Ferris and Associates in April 2016.

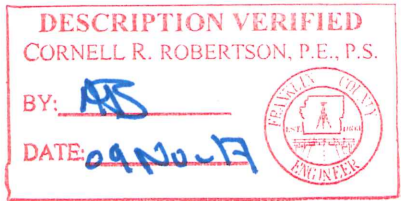


Matthew Lee Sloat 11/8/17

Matthew Lee Sloat, PS 8342

Date

E-12
New Entry
0.130 acm
Adj. to
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10469
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+
289027



Right-of-Way Description

0.397 ACRES

Situate in the State of Ohio, County of Franklin, City of Columbus, Half Section 9 Township 5 North, Range 22, Scofield's Survey of the Refugee Lands, and being a part of Spruce Street(30'), as delineated on Brecount, Conover & Smith's Northwest Addition, as recorded in Plat Book 1, Page 250, and being a portion of Spruce Street (15') and a portion of an unnamed alley (15'), as delineated on E. Owen Subdivision of O.L. 34 NW Addition, as delineated in Plat Book 1, Page 327, also being part of a 14' Railroad right-of-way terminated by the Franklin County Court of Common Pleas in Case No. 06CVH-9407, Judgment Entry recorded in Instrument No. 200804010048974, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a set Mag nail at the northwest corner of Lot 6 of Rolling Mills Subdivision Calvin H. Reed Atty. as recorded in Plat Book 2 Page 130, also being the intersection of the easterly line of a 0.314 acre tract as conveyed to the State of Ohio in O.R.V. 29564 Page E11 designated parcel 103-WD (FRA-670-1.25, (B-2 & B-3)) as shown in ODOT Right-of-Way plans of Michigan Avenue, and also being the northwest corner of a 1.263 acre tract as conveyed to White Castle Management Co. in Instrument No. 201707180097683;

Thence along the westerly line of said 1.263 acre tract, and the easterly line of said 0.314 acre tract of Michigan Avenue, and the westerly line of a 0.1633 acre tract designated Parcel 102 WD-1 (FRA-670-1.25, (B-2 & B-3)) as conveyed to the State of Ohio in O.R.V. 31277 Page E07 as shown in said plans, South 03 degrees 04 minutes 19 seconds West, 242.42 feet to a set Mag nail, also being the northwesterly corner of said Spruce Street, and northeasterly corner of vacated Spruce Street, and southwesterly corner of said Michigan Avenue, being the southwesterly corners of said 0.1633 acre and 0.314 acre tracts, also being on the easterly line of a 10.631 acre tract as conveyed to White Castle Management Co. in Instrument No. 201707180097683, also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the southerly line of said 0.1633 acre tract and said 1.263 acre tract and the northerly line of said Spruce Street, South 86 degrees 56 minutes 10 second East, 190.51 feet to a set Mag nail, also being on the westerly line of said unnamed 15' alley and the southeasterly corner of said 1.263 acre tract;

Thence continuing along the easterly line of said 1.263 acre tract and the westerly line of said unnamed 15' alley, North 03 degrees 04 minutes 19 second East, 320.40 feet to a set iron pin in the southwesterly line of the Goodale Boulevard/Nationwide Connector Road(FRA-3-15.28), also being the southwesterly Limited Access Right-of-Way line of Ramp NA as shown in FRA-670-1.25(B-2&3), and being at the southerly corner of a 0.0003 acre tract, as conveyed to the State of Ohio in O.R.V. 31277 Page E10, designated parcel 102-WL (FRA-670-1.25, (B-2 & B-3));

Thence continuing along the southerly line of said Goodale Boulevard/Nationwide Connector Road, and said Limited Access Right-of-Way line, and across the said unnamed 15' alley, South 37 degrees 06 minutes 26 second East, 23.25 feet to a found 5/8" rebar capped "ODOT District 6" in the easterly line of said unnamed 15' alley, also being on the westerly line of Lot 7 of said E. Owen Subdivision of O.L. 34 NW Addition, as conveyed to the City of Columbus in Deed Book 1982, Page 170, and also the westerly line of a State of Ohio easement for highway purposes on said City of Columbus tract in Deed Book 1982, Page 172, designated parcel 39-LA (FRA-3-15.28);

Thence continuing along the easterly line of said unnamed 15' alley and partially along the westerly line of said Goodale Boulevard/Nationwide Connector Road and said Limited Access Right-of-Way line, and the westerly line of Lots 1 through 6 as conveyed to the State of Ohio in O.R.V. 27839 Page E11, and along the westerly lines of a 0.0067 acre, 0.0228 acre, 0.0409 acre, and 0.1710 acre tracts as conveyed to White Castle Management Company in Instrument No. 201707180097683, South 03 degrees 04 minutes 19 second West, 287.63 feet to a set Mag nail in the northerly line of said Spruce Street;

Thence continuing along the southerly line of said 0.1710 acre tract and the northerly line of said Spruce Street, South 86 degrees 56 minutes 10 second East, 125.50 feet to a set iron pin, also being on the southeasterly corner of said 0.1710 acre tract and the westerly line of Pennsylvania Avenue (60') of said E. Owen Subdivision of O.L. 34 NW Addition, also being on the southwesterly Limited Access Right-of-Way line;

Thence across said Spruce Street, South 35 degrees 55 minutes 07 second East, 53.71 feet to a set iron pin;

Thence continuing across said Spruce Street, South 53 degrees 19 minutes 10 second West, 5.08 feet to a set iron pin in the southerly line of said Spruce Street, and also being the easterly corner of a 0.0086 acre tract as conveyed to White Castle Management Company in Instrument No. 201707180097683;

Thence continuing along the southerly line of said Spruce Street and the northerly line of said 0.0086 acre tract, and the northerly line of a 1.2397 acre tract as conveyed to White Castle Management Co. in Instrument No. 201707180097683, North 86 degrees 56 minutes 10 second West, passing 5/8" rebars capped "Dodson" at 29.92 feet and 170.54 feet, and passing a 3/4" Hollow Pipe at 347.54 feet, a total distance of 360.99 feet to a found 3/4" Hollow Pipe, also being on the easterly line of said 10.631 acre tract as conveyed to White Castle Management Co. in Instrument No. 201707180097683, the southeasterly corner of vacated Spruce Street (vacated by the Franklin County Commissioners in Commissioners' Journal 44, Page 303 on 05-04-1870), and the southwesterly corner of said Spruce Street, and the northwesterly corner of said 1.2397 acre tract;

Thence continuing along the easterly line of said 10.631 acre tract, and easterly line of vacated Spruce Street and the westerly line of said Spruce Street, North 03 degrees 14 minutes 47 second East, 30.00 feet to a set Mag nail, said Mag nail also the **POINT OF BEGINNING, CONTAINING 0.397 ACRES (17,296 S.F.)**.

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

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top.

Bearings referenced herein are based on the Northerly Right-of-Way of Spruce Street as being South 86 degrees 56 minutes 10 second East as shown on ODOT R/W plans FRA-670-1.25(B-2&3). This description is based on a field survey by E.P. Ferris and Associates in April 2016.



Matthew Lee Sloat 11/8/17

Matthew Lee Sloat, PS 8342

Date

*E-12, E-23
New Entry
0.397 ac
Adj to
(010)
1697, 57658,
66610
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297081
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297096
+
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