



# DO NOT DETACH

|   |  |         |                       |          |                    |          |                     |          |                    |        |  |
|---|--|---------|-----------------------|----------|--------------------|----------|---------------------|----------|--------------------|--------|--|
|  <p><b>Instrument Number: 202603060025950</b><br/><b>Recorded Date: 03/06/2026 8:08:07 AM</b></p>  <p>Daniel J. O'Connor Jr.<br/>Franklin County Recorder<br/>373 South High Street, 18th Floor<br/>Columbus, OH 43215<br/>(614) 525-3930<br/><a href="http://Recorder.FranklinCountyOhio.gov">http://Recorder.FranklinCountyOhio.gov</a><br/>Recorder@FranklinCountyOhio.gov</p> | <p><b>Return To (Mail Envelope):</b><br/>STEWART TITLE</p> |         |                       |          |                    |          |                     |          |                    |        |  |
| <p><b>Transaction Number: T20260017482</b><br/><b>Document Type: DEED</b><br/><b>Document Page Count: 17</b></p>  | <p>Mail Envelope</p>                                       |         |                       |          |                    |          |                     |          |                    |        |  |
| <p><b>Submitted By (Walk-In):</b><br/>STEWART TITLE</p>   | <p>Walk-In</p>   |         |                       |          |                    |          |                     |          |                    |        |  |
| <p><b>First Grantor:</b><br/>500 NEIL AVENUE LLC</p>  | <p><b>First Grantee:</b><br/>COLUMBUS CITY OF</p>          |         |                       |          |                    |          |                     |          |                    |        |  |
| <p><b>Fees:</b></p> <table><tr><td>Document Recording Fee:</td><td>\$34.00</td></tr><tr><td>Additional Pages Fee:</td><td>\$120.00</td></tr><tr><td><b>Total Fees:</b></td><td>\$154.00</td></tr><tr><td><b>Amount Paid:</b></td><td>\$154.00</td></tr><tr><td><b>Amount Due:</b></td><td>\$0.00</td></tr></table>  | Document Recording Fee:                                    | \$34.00 | Additional Pages Fee: | \$120.00 | <b>Total Fees:</b> | \$154.00 | <b>Amount Paid:</b> | \$154.00 | <b>Amount Due:</b> | \$0.00 | <p><b>Instrument Number: 202603060025950</b><br/><b>Recorded Date: 03/06/2026 8:08:07 AM</b></p> |
| Document Recording Fee:   | \$34.00  |         |                       |          |                    |          |                     |          |                    |        |  |
| Additional Pages Fee:   | \$120.00   |         |                       |          |                    |          |                     |          |                    |        |  |
| <b>Total Fees:</b>  | \$154.00   |         |                       |          |                    |          |                     |          |                    |        |  |
| <b>Amount Paid:</b>   | \$154.00   |         |                       |          |                    |          |                     |          |                    |        |  |
| <b>Amount Due:</b>  | \$0.00   |         |                       |          |                    |          |                     |          |                    |        |  |

OFFICIAL RECORDING COVER PAGE

## DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

17

TRANSFERRED

MAR 04 2026

MICHAEL STINZIANO  
AUDITOR  
FRANKLIN COUNTY, OHIO

9002274  
CONVEYANCE TAX  
EXEMPT  
A  
MICHAEL STINZIANO  
FRANKLIN COUNTY AUDITOR

**GENERAL WARRANTY DEED**

(R.C. § 5302.05)

1 GFY

KNOW ALL PERSONS BY THESE PRESENT that **500 NEIL AVENUE, LLC**, an Ohio limited liability company, (the "Grantor"), for One Dollar (\$1.00) and other good and valuable consideration, which Grantor acknowledges receipt and sufficiency, given by the **CITY OF COLUMBUS, OHIO**, a municipal corporation, (the "Grantee"), whose tax mailing address is (Mortgage Code 9000), 90 West Broad Street, Room 425, Columbus, Ohio 43215, does forever grant to Grantee, its successors and assigns, all right, title, interest, and estate to the following described real property (the "Property") in fee simple absolute with all general warranty covenants under Ohio Revised Code, Section 5302.06:

**Parcel 1-WD1: 0.021 ACRE +/-**

Property is situated in the state of Ohio, county of Franklin, city of Columbus, and further being described in the attached, **Exhibit-A**, which is fully incorporated and made a part hereof.

**Parcel 1-WD2: 0.012 ACRE +/-**

Property is situated in the state of Ohio, county of Franklin, city of Columbus, and further being described in the attached, **Exhibit-B**, which is fully incorporated and made a part hereof.

**Parcel 1-WD3: 0.004 ACRE +/-**

Property is situated in the state of Ohio, county of Franklin, city of Columbus, and further being described in the attached, **Exhibit-C**, which is fully incorporated and made a part hereof.

**Parcel 1-WD4: 0.007 ACRE +/-**

Property is situated in the state of Ohio, county of Franklin, city of Columbus, and further being described in the attached, **Exhibit-D**, which is fully incorporated and made a part hereof.

**Franklin County Tax Parcel(s):** Splits & R/W drops from **010-024120-00**  
**Prior Record Reference(s):** Ins. 202002120021912  
**Property Address:** Recorder's Office, Franklin County, OH  
500 Neil Avenue, Columbus, OH 43215

**TERMS & CONDITIONS**

1. This General Warranty Deed and all of its provisions are covenants forever (i) burdening, benefitting, and running with the land of the Property in its chain-of-title, and (ii) inuring and binding to the benefit and detriment of Grantor and Grantee and their respective, applicable beneficiaries, heirs, administrators, executors, successors, and assigns.

2. Grantor forever releases and discharges Grantee from all just compensation claims under the Ohio Constitution, Article 1, Section 19, arising from granting the Property to Grantee.

STEWART TITLE COLUMBUS 2851130

**GRANTOR'S EXECUTION**

In witness whereof, Grantor, **500 NEIL AVENUE, LLC**, an Ohio limited liability company, by its duly authorized representative Brian J. Ellis, President & COO of Nationwide Realty Investors, Ltd., member and manager of NWD Investments, LLC, member and manager of NWD HP, LLC, its member and manager, who represents and warrants personally possessing legal authority and capacity to acknowledge this General Warranty Deed on behalf of Grantor, does voluntarily acknowledge this General Warranty Deed on behalf of Grantor on this 4<sup>th</sup> day of December, 2025.

**500 NEIL AVENUE, LLC**,  
an Ohio limited liability company

By: NWD HP, LLC, its member and manager  
By: NWD Investments, LLC, its member and manager  
By: Nationwide Realty Investors, Ltd., its member and manager

By: [Signature]

Print Name: BRIAN J. ELLIS  
PRESIDENT & CHIEF OPERATING OFFICER  
Print Title: \_\_\_\_\_

**ACKNOWLEDGEMENT**

State of Ohio

County of Franklin, SS:

The forgoing instrument was acknowledged before me this December 4, 2025 by Brian J. Ellis, President & COO of Nationwide Realty Investors, Ltd., member and manager of NWD Investments, LLC, member and manager of NWD HP, LLC, member and manager of **500 NEIL AVENUE, LLC** an Ohio limited liability company, on behalf of the limited liability company.



**Anthony C. Thompson**  
Attorney At Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Sec. 147.03 R.C.

[Signature]  
Notary Public  
Commission Expiration Date: N/A

**THIS INSTRUMENT PREPARED BY:**  
COLUMBUS CITY ATTORNEY, REAL ESTATE DIVISION  
BY: DAVID E. PETERSON, CHIEF REAL ESTATE ATTORNEY  
DATE: (10.31.25)  
FOR: PUBLIC SERVICE (MATT LORENZ)  
RE: 1-WD1, 1-WD2, 1-WD3, AND 1-WD4  
DONATIONS. CIP 440104-100037 DJF

[REMAINDER OF PAGE INTENTIONALLY BLANK; "EXHIBIT-A" BEGINS ON NEXT PAGE]

**0.021 ACRES  
PLAN NO. 3651-E**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Half Section 10 Township 5, Range 22, Refugee Lands and being out of that 1.430 acre tract as conveyed to 500 Neil Avenue, LLC by deed of record in Instrument Number 202002120021912 and across Lots 133 through 137, of that plat entitled "Park Addition" of record in Plat Book 2, Page 51 and across Lot 5, as shown on Richard Walsh's Subdivision of record in Complete Record 62, Page 181 (November 16, 1877) on file with the Court of Common Pleas of Franklin County, across Walker Alley as vacated by Vacation Ordinance No. 39518 (all references refer to the records of the Recorder's Office, Franklin County, Ohio unless noted otherwise) and being described as follows:

Beginning, for reference, at a magnetic spike set at the northeasterly corner of Lot 5 of that plat entitled "Fred J. Fay's Subdivision" of record in Plat Book 2, Page 292, at the northeasterly corner of that 0.918 acre tract as conveyed to 515 Kilbourne Street, LLC by deed of record in Instrument Number 202002120021911, being the in the southerly right of way line of Spruce Street (public, width varies) and in the westerly right of way line of Kilbourne Street (pubic, width varies);

Thence North 86°21'48" West, with the northerly line of said 0.918 acre tract and 1.430 acre tract, with the southerly right of way line of said Spruce Street, a distance of 370.09 feet to a magnetic spike set at the northeasterly corner of that tract conveyed as Parcel 153 to the City of Columbus by deed of record in Deed Book 2019, Page 595;

Thence South 72° 47' 59" West, with the line common to said 1.430 acre tract and said City of Columbus Parcel 153, a distance 26.71 feet to a 3/4 inch iron pipe found;

Thence North 86° 21' 48" West, with the line common to said 1.430 acre tract and said City of Columbus Parcel 153, a distance of 46.00 feet to magnetic spike set on a easterly line of that tract conveyed as Parcel 152 to the City of Columbus by deed of record in Deed Book 2035, Page 442;

Thence South 03° 23' 48" West, with the line common to said 1.430 acre tract and said City of Columbus Parcel 152, a distance of 0.50 feet to a magnetic spike set;

Thence South 58° 01' 06" West, with the line common to said 1.430 acre tract and said City of Columbus Parcel 152, a distance of 82.41 feet to a magnetic spike set at the TRUE POINT OF BEGINNING;

Thence across said 1.430 acre tract and said vacated Walker Alley, the following courses and distances:

South 03° 38' 12" West, a distance of 16.56 feet to an iron pin set;

North 86° 21' 48" West, a distance of 1.00 feet to an iron pin set; and

South 03° 38' 12" West, a distance of 206.03 feet to an iron pin set on the easterly right-of-way line of Neil Avenue and a easterly line of that 0.160 acre tract as conveyed to City of Columbus, Ohio by deed of record in Instrument Number 200909250139437;

Thence with the common line of said 1.430 acre tract and said 0.160 acre tract, easterly right-of-way line of Neil Avenue, the following courses and distances:

North 00° 49' 05" East, a distance of 103.04 feet to an iron pin set; and

North 03° 23' 48" East, a distance of 114.99 feet the northeast corner of said 0.160 acre tract in the southerly line of said City of Columbus Parcel 152 (reference a magnetic spike set North 86°36'12" West, 1.00');

Thence North 58° 01' 06" East, with the line common to said 1.430 acre tract and said City of Columbus Parcel 152, a distance of 8.06 feet to the TRUE POINT OF BEGINNING, containing 0.021 acres, more or less.

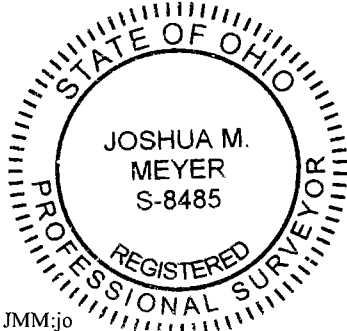
Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

0.021 ACRES  
PLAN NO. 3651-E  
-2-

The bearings shown herein are based on the same meridian as the bearings shown on the subdivision plat entitled "Huntington Park" of record in Plat Book 112, Pages 24 and 25, Recorder's Office, Franklin County, Ohio. On said plat of record, the centerline of Huntington Park Lane has a bearing of North 03°05'07" East.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in August 2016.



JMM:jo  
0.021 ac 20190382-VS-BNDY-01

EVANS, MECHWART, HAMBLETON & TILTON, INC.

10-22-2020

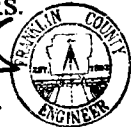
Joshua M. Meyer  
Professional Surveyor No. 8485

Split  
0.021 ac  
outlot  
(010)  
24120

DESCRIPTION VERIFIED  
ADAM W. FOWLER, P.E., P.S.

BY:

DATE: 24 Feb 2021



04 Mar 2021

**PRELIMINARY APPROVAL.**  
Cornell R. Robertson, P.E., P.S.  
BY: *ajstuart*  
01/25/2021  
**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.



Evans, Mechwart, Hambleton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Toll Free: 888.775.3648  
 emht.com

# SURVEY OF ACREAGE PARCEL

## HALF SECTION 10, TOWNSHIP 5, RANGE 22

### REFUGEE LANDS

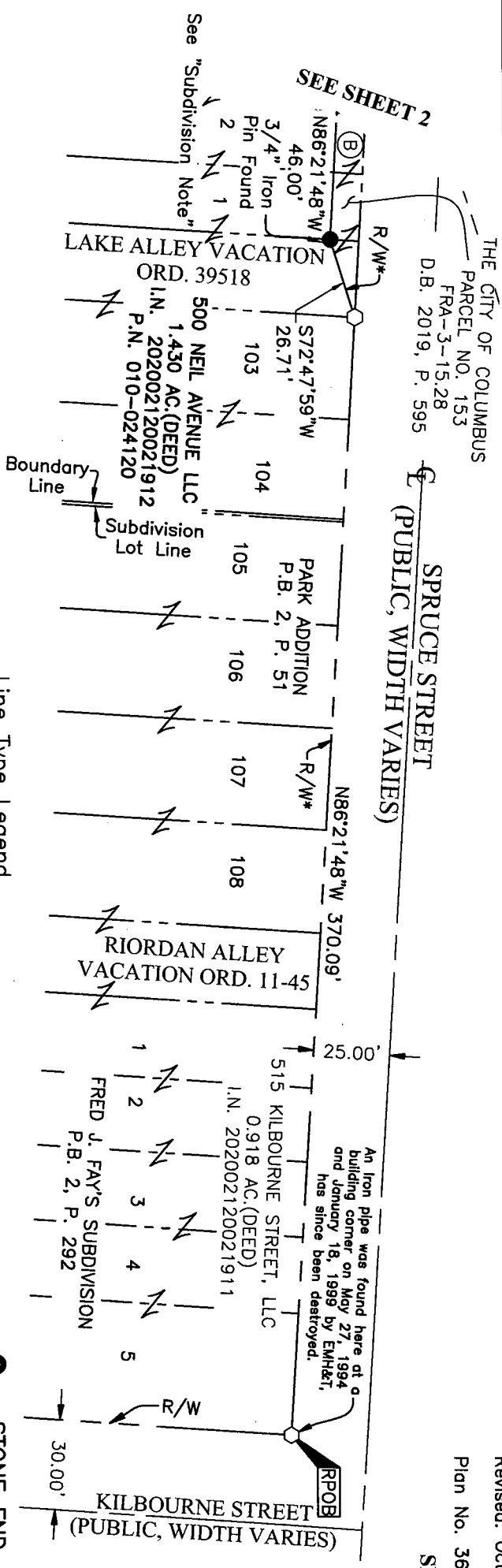
#### CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

|          |               |
|----------|---------------|
| Date:    | June 17, 2020 |
| Scale:   | 1" = 50'      |
| Job No.: | 2019-0382     |

Revised: October 22, 2020

Plan No. 3651-E

SHEET 1 OF 3



#### Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- FEMA Flood Boundary



GRAPHIC SCALE (in feet)

I.P. Set are 13/16" I.D. iron pipes  
 30" long with cap inscribed EMHT INC.

J:\20190382\DWG\04\SHEETS\BOUNDARY\20190382-VS-BNDV-01.DWG plotted by KING, BRANDON on 10/22/2020 7:33:44 AM last saved by BKING on 10/19/2020 10:48:25 AM  
 Xref:



Evans, Mechwart, Hambleton & Tifton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
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 emht.com

# SURVEY OF ACREAGE PARCEL

HALF SECTION 10, TOWNSHIP 5, RANGE 22

REFUGEE LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 17, 2020

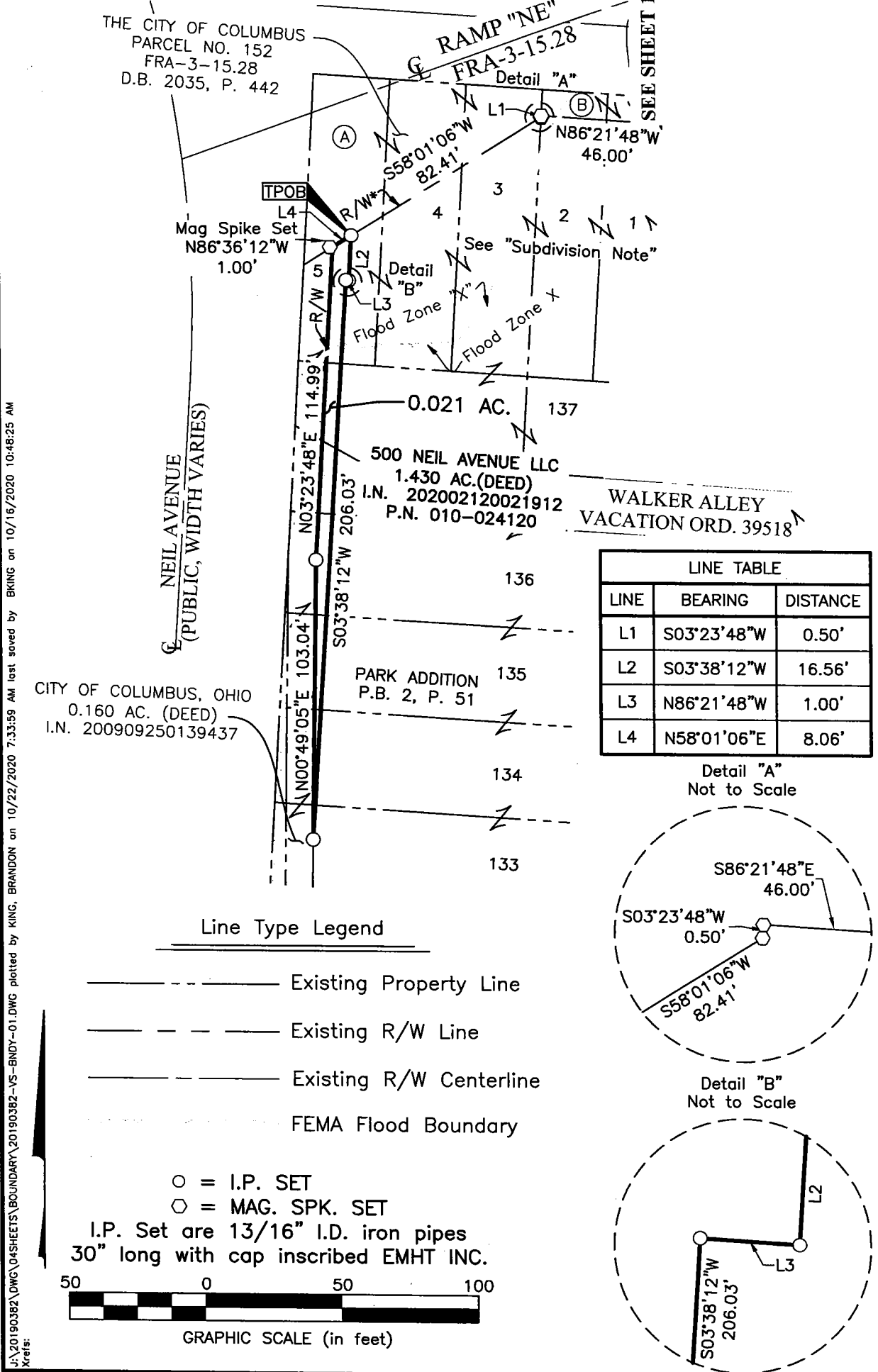
Job No: 2019-0382

Scale: 1" = 50'

Revised: October 22, 2020

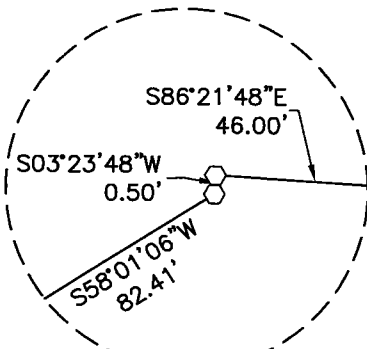
Plan No. 3651-E

SHEET 2 OF 3

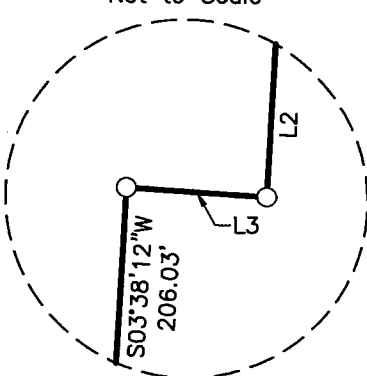


| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S03°23'48"W | 0.50'    |
| L2         | S03°38'12"W | 16.56'   |
| L3         | N86°21'48"W | 1.00'    |
| L4         | N58°01'06"E | 8.06'    |

Detail "A" Not to Scale



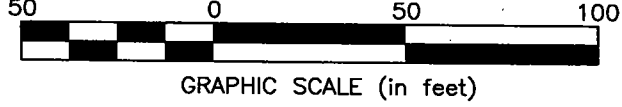
Detail "B" Not to Scale



### Line Type Legend

- Existing Property Line
- - - - Existing R/W Line
- Existing R/W Centerline
- ..... FEMA Flood Boundary

○ = I.P. SET  
 ○ = MAG. SPK. SET  
 I.P. Set are 13/16" I.D. iron pipes  
 30" long with cap inscribed EMHT INC.



J:\20190382\DWG\04SHEETS\BOUNDARY\20190382-VS-BNDY-01.DWG plotted by KING, BRANDON on 10/22/2020 7:33:59 AM last saved by KING, BRANDON on 10/16/2020 10:48:25 AM Xrefs:



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 emht.com

# SURVEY OF ACREAGE PARCEL

## HALF SECTION 10, TOWNSHIP 5, RANGE 22

### REFUGEE LANDS

## CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 17, 2020  
 Scale: 1" = 50'  
 Job No: 2019-0382

Revised: October 22, 2020  
 Plan No. 3651-E

R/W\* = There are discrepancies with regards to portions of the southerly right-of-way line of Spruce Street being a limited access right-of-way or not.

Spruce Street was originally dedicated as right-of-way in P.B. 2, P. 51. No limitation of access was established in said document.

Additional right-of-way was obtained by the State of Ohio on the south side of Spruce Street in the form of highway easements, known as parcels 152 and 153 in right-of-way plan set FRA-3-15.28. Said easements are of record in D.B. 2035 P. 439 and D.B. 2019, P. 583. No limitation of access was established in said easement documents or shown on said right-of-way plan set.

In right-of-way plan set FRA-670-3.17(B-1) a portion of the southerly side of Spruce Street is shown as an existing limited access right-of-way line.

However no documents were found in the Franklin County Recorder's office that converted the southerly right-of-way line of Spruce Street to limited access right-of-way.

Subdivision Note:

RICHARD WALSH'S SUBDIVISION  
 AKA COMMISSIONER OF COURTS SUBDIVISION

Richard Walsh's Subdivision was created in Complete Record 62, Page 181 (November 16, 1877) of the records of the Court of Common Pleas of Franklin County and is not a recorded Plat in the records of the Recorders Office, Franklin County, Ohio.

(A) EASEMENT FOR HIGHWAY PURPOSES STATE OF OHIO PARCEL 152 FRA-3-15.28 D.B. 2035, P. 439 SHEET 3 OF 3

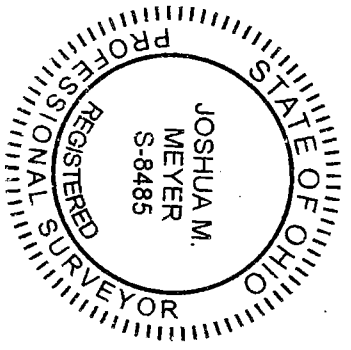
(B) EASEMENT FOR HIGHWAY PURPOSES STATE OF OHIO PARCEL 153 FRA-3-15.28 D.B. 2019, P. 583

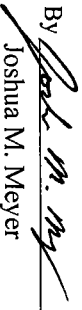
**SURVEY NOTE:**

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in August 2016.

**BASIS OF BEARINGS:**

The bearings shown herein are based on the same meridian as the bearings shown on the subdivision plat entitled "Huntington Park" of record in Plat Book 112, Pages 24 and 25, Recorder's Office, Franklin County Ohio. On said plat of record, the centerline of Huntington Park Lane has a bearing of North 03° 05' 07" East.



By   
 Joshua M. Meyer  
 Professional Surveyor No. 8485  
 jmeyer@emht.com

Date  
 10-22-2020

**0.012 ACRES**  
**PLAN NO. 3651-E**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Half Section 10, Township 5, Range 22, Refugee Lands and being out of that 1.430 acre tract as conveyed to 500 Neil Avenue, LLC by deed of record in Instrument Number 202002120021912, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning, for reference, at a magnetic spike set at the northeasterly corner of Lot 5 of that plat entitled "Fred J. Fay's Subdivision" of record in Plat Book 2, Page 292, at the northeasterly corner of that 0.918 acre tract as conveyed to 515 Kilbourne Street, LLC by deed of record in Instrument Number 202002120021911, being the in the southerly right-of-way line of Spruce Street (public, width varies) and in the westerly right-of-way line of Kilbourne Street (pubic, width varies);

Thence with said westerly right-of-way line, and the northerly right-of-way line of Vine Street (public, width varies), as dedicated in Ordinance Number 0536-2006, the following courses and distances:

South 03° 29' 42" West, a distance of 119.86 feet to an iron pin set;

South 06°25' 56" West, a distance of 147.51 feet to a magnetic spike set;

South 64° 58' 11" West, a distance of 50.26 feet to a magnetic spike set;

South 82° 20' 22" West, a distance of 41.26 feet to a magnetic spike set on a non-tangent curve; and

With the arc of a curve to the left, having a central angle of 04° 04' 21", a radius of 836.00 feet, an arc length of 59.42 feet, a chord bearing of South 83° 24' 10" West and chord distance of 59.41 feet to a magnetic spike set at a point of non-tangency at the easterly common corner of that 3.735 acre tract conveyed to NWD HP, LLC by deed of record in Instrument Number 201905010050140 and that 0.160 acre tract conveyed to City of Columbus, Ohio by deed of record in Instrument Number 200909250139437;

South 87° 33' 31" West, with the line common to said 0.160 and 3.735 acre tracts, said northerly right-of-way line, a distance of 89.29 feet to an iron pin set on a non-tangent curve; and

Continuing with said common line, with the arc of a curve to the right, having a central angle of 07° 05' 58", a radius of 750.00 feet, an arc length of 92.93 feet, a chord bearing of South 78° 19' 01" West and chord distance of 92.87 feet to an iron pin set at the TRUE POINT OF BEGINNING;

Thence with the line common and that 0.160 acre tract as conveyed to City of Columbus, Ohio by deed of record in Instrument Number 200909250139437 and said 1.430 acre tract, and with the northerly right of way line of said Vine Street and with the easterly right of way line of Neil Avenue (width varies), the following courses and distances:

with the arc of a curve to the right, having a central angle of 04° 15' 58", a radius of 750.00 feet, an arc length of 55.84 feet, a chord bearing of South 83° 59' 58" West and chord distance of 55.83 feet to an iron pin set on a non-tangent curve;

with the arc of a curve to the right, having a central angle of 07° 52' 45", a radius of 743.93 feet, an arc length of 102.30 feet, a chord bearing of North 87° 23' 01" West and chord distance of 102.22 feet to an iron pin set at a point of non-tangency;

North 39° 03' 51" West, a distance of 30.90 feet to an iron pin set; and

North 00° 49' 05" East, a distance of 43.47 feet to an iron pin set on a non-tangent curve;

0.012 ACRES  
PLAN NO. 3651-E

-2-

Thence across said 1.430 acre tract, the following courses and distances:

with the arc of a curve to the left, having a central angle of 01° 10' 12", a radius of 630.12 feet, an arc length of 12.87 feet, a chord bearing of South 00° 02' 53" East and chord distance of 12.87 feet to an iron pin set at a point of non-tangency;

South 10° 50' 47" East, a distance of 16.62 feet to an iron pin set on a non-tangent curve;

with the arc of a curve to the left, having a central angle of 74° 08' 23", a radius of 50.00 feet, an arc length of 64.70 feet, a chord bearing of South 47° 54' 59" East and chord distance of 60.28 feet to an iron pin set at a point of compound curvature;

with the arc of a curve to the left, having a central angle of 05° 04' 44", a radius of 516.37 feet, an arc length of 45.77 feet, a chord bearing of South 87° 31' 33" East and chord distance of 45.76 feet to an iron pin set on a non-tangent curve;

with the arc of a curve to the left, having a central angle of 04° 04' 45", a radius of 517.27 feet, an arc length of 36.83 feet, a chord bearing of North 87° 53' 51" East and chord distance of 36.82 feet to an iron pin set on a non-tangent curve;

with the arc of a curve to the left, having a central angle of 00° 51' 17", a radius of 3101.12 feet, an arc length of 46.26 feet, a chord bearing of North 83° 56' 08" East and chord distance of 46.26 feet to an iron pin set on the line common to said 1.430 and 3.735 acre tracts;

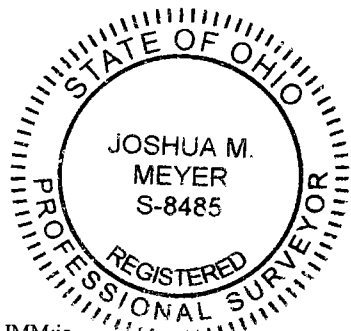
Thence South 06° 22' 15" East, with said common line, a distance of 0.97 feet to the TRUE POINT OF BEGINNING, containing 0.012 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the same meridian as the bearings shown on the subdivision plat entitled "Huntington Park" of record in Plat Book 112, Pages 24 and 25, Recorder's Office, Franklin County, Ohio. On said plat of record, the centerline of Huntington Park Lane has a bearing of North 03°05'07" East.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in August 2016.



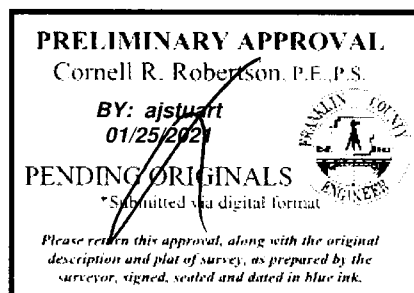
JMM:jo  
0.012 ac 20190382-VS-BNDY-02

EVANS, MECHWART, HAMBLETON & TILTON, INC.

10-22-2020

Joshua M. Meyer  
Professional Surveyor No. 8485

Split  
0.012 ac  
out  
(010)  
24120



DESCRIPTION VERIFIED  
ADAM W. FOWLER, P.E., P.S.

BY:   
DATE: 24 Feb 20



04 Mar 20



Evans, Mechwart, Hambleton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Toll Free: 888.775.3648  
 emht.com

# SURVEY OF ACREAGE PARCEL

HALF SECTION 10, TOWNSHIP 5, RANGE 22

REFUGEE LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 17, 2020

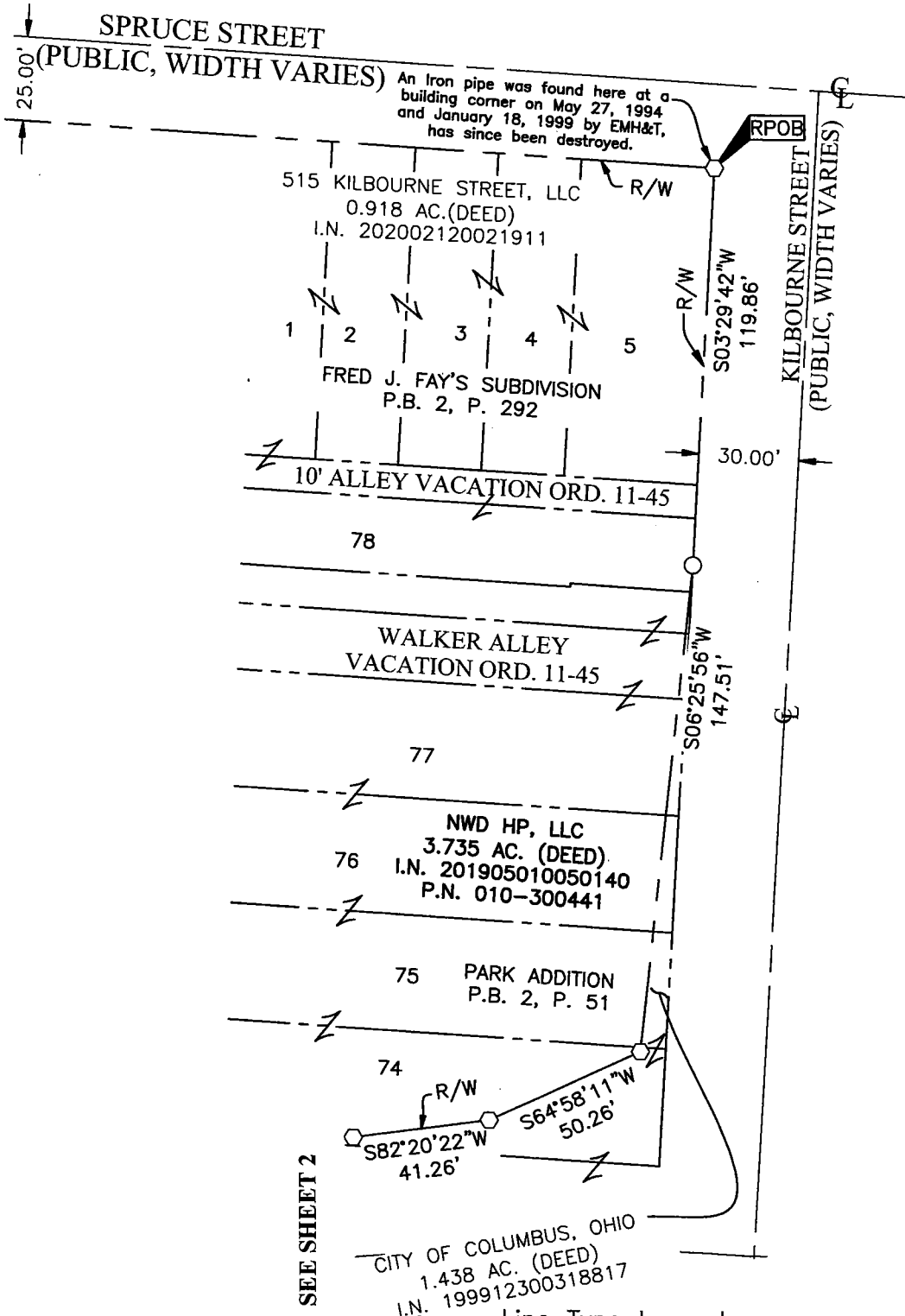
Job No: 20190382

Scale: 1" = 50'

Revised: October 22, 2020

Plan No. 3651-E

SHEET 1 OF 3



SEE SHEET 2

Line Type Legend

- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. SPK. SET
- I.P. Set are 13/16" I.D.  
 iron pipes 30" long with cap  
 inscribed EMHT INC.
- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- FEMA Flood Boundary



GRAPHIC SCALE (in feet)

J:\20190382\DWG\04SHEETS\BOUNDARY\20190382-VS-BNDY-02.DWG plotted by KING, BRANDON on 10/22/2020 7:51:03 AM last saved by KING, BRANDON on 10/16/2020 10:52:23 AM  
 Xrefs:



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# SURVEY OF ACCREAGE PARCEL

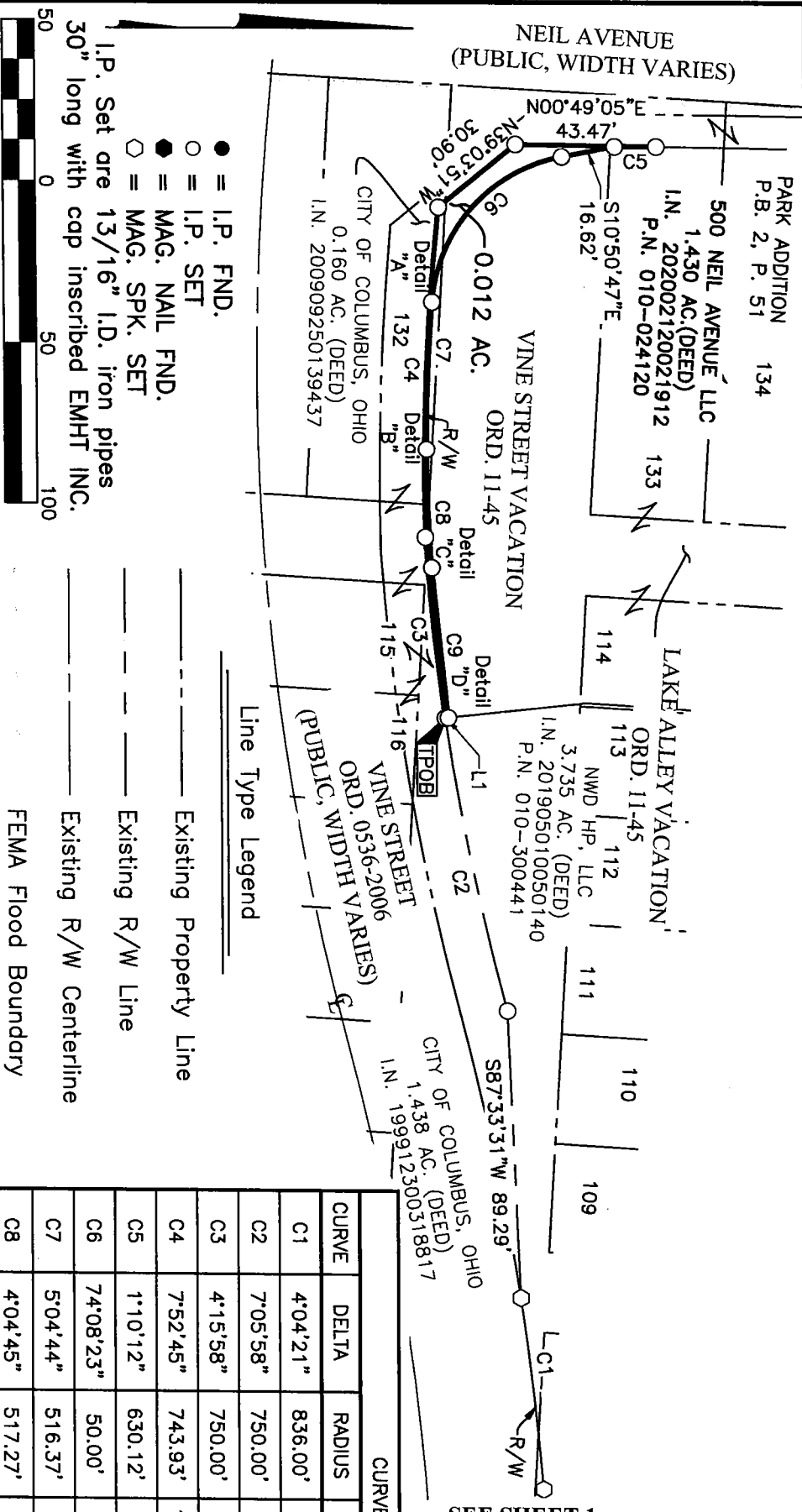
## HALF SECTION 10, TOWNSHIP 5, RANGE 22

### REFUGEE LANDS

#### CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 17, 2020  
 Scale: 1" = 50'  
 Job No: 20190382

Revised: October 22, 2020  
 Plan No. 3651-E  
**SHEET 2 OF 3**



SEE SHEET 1

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S06°22'15"E | 0.97'    |

| CURVE TABLE |           |          |         |             |           |
|-------------|-----------|----------|---------|-------------|-----------|
| CURVE       | DELTA     | RADIUS   | ARC     | CH. BEARING | CH. DIST. |
| C1          | 4°04'21"  | 836.00'  | 59.42'  | S83°24'10"W | 59.41'    |
| C2          | 7°05'58"  | 750.00'  | 92.93'  | S78°19'01"W | 92.87'    |
| C3          | 4°15'58"  | 750.00'  | 55.84'  | S83°59'58"W | 55.83'    |
| C4          | 7°52'45"  | 743.93'  | 102.30' | S87°23'01"E | 102.22'   |
| C5          | 1°10'12"  | 630.12'  | 12.87'  | S00°02'53"E | 12.87'    |
| C6          | 74°08'23" | 50.00'   | 64.70'  | S47°54'59"E | 60.28'    |
| C7          | 5°04'44"  | 516.37'  | 45.77'  | S87°31'33"E | 45.76'    |
| C8          | 4°04'45"  | 517.27'  | 36.83'  | N87°53'51"E | 36.82'    |
| C9          | 0°51'17"  | 3101.12' | 46.26'  | N83°56'08"E | 46.26'    |

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- = MAG. SPK. SET
- = I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

- Line Type Legend
- Existing Property Line
  - Existing R/W Line
  - Existing R/W Centerline
  - FEMA Flood Boundary

GRAPHIC SCALE (in feet)  
 0 50 100  
 J:\20190382\DWG\04SHEETS\BOUNDARY\20190382-VS-BND-02.DWG plotted by KING, BRANDON on 10/22/2020 7:51:19 AM last saved by BKING on 10/16/2020 10:52:23 AM  
 Kref:



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# SURVEY OF ACREAGE PARCEL

## HALF SECTION 10, TOWNSHIP 5, RANGE 22

### REFUGEE LANDS

#### CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

|         |               |
|---------|---------------|
| Date:   | June 17, 2020 |
| Scale:  | 1" = 50'      |
| Job No: | 20190382      |

Revised: October 22, 2020

Plan No. 3651-E

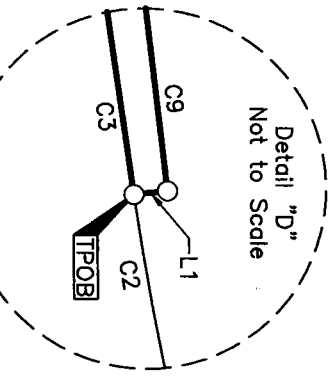
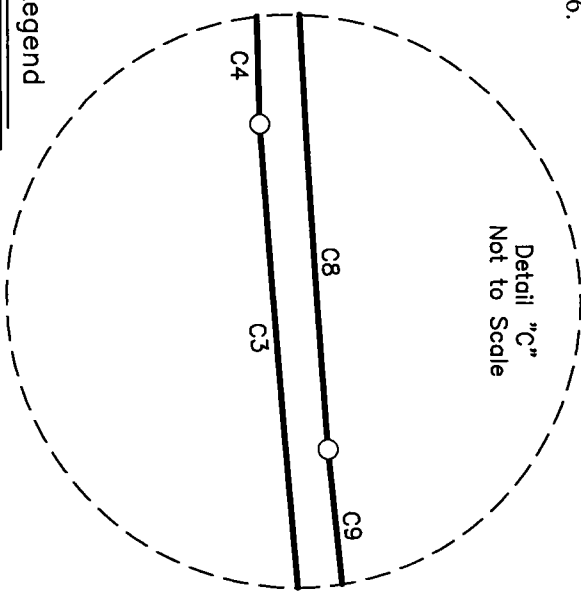
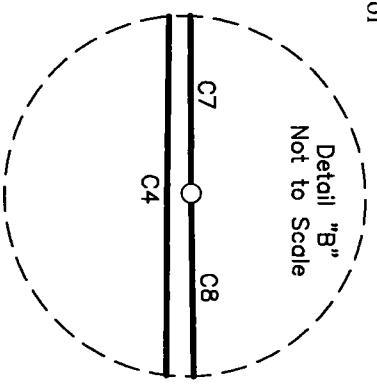
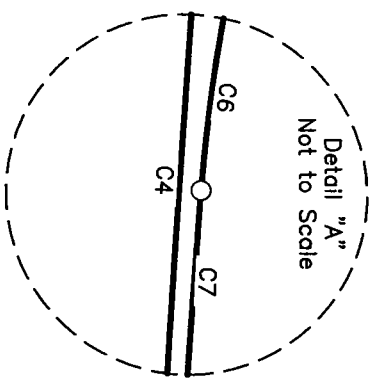
**SHEET 3 OF 3**

**BASIS OF BEARINGS:**

The bearings shown herein are based on the same meridian as the bearings shown on the subdivision plat entitled "Huntington Park" of record in Plat Book 112, Pages 24 and 25, Recorder's Office, Franklin County Ohio. On said plat of record, the centerline of Huntington Park Lane has a bearing of North 03° 05' 07" East.

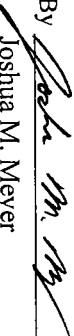
**SURVEY NOTE:**

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in August 2016.

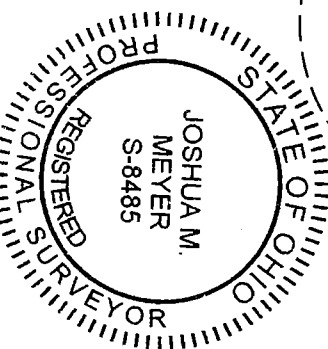


**Line Type Legend**

- = I.P. FND.
  - = I.P. SET
  - = MAG. NAIL FND.
  - = MAG. SPK. SET
- I.P. Set are 13/16" I.D. iron pipes  
 30" long with cap inscribed EMHT INC.
- Existing Property Line
  - Existing R/W Line
  - Existing R/W Centerline
  - FEMA Flood Boundary

By   
 Joshua M. Meyer  
 Professional Surveyor No. 8485  
 jimeyer@emht.com

Date 10-22-2020



**0.004 ACRE  
PLAN NO. 3651-E**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Half Section 10 Township 5, Range 22, Refugee Lands and being part of Lots 1, 2 and 3 of that subdivision titled "Richard Walsh's Subdivision" (also known as "Commissioner of Courts Subdivision") on file in Franklin County Court of Common Pleas Complete Record 62, Page 181 (dated November 16, 1877), and part of that 1.430 acre tract conveyed to 500 Neil Avenue, LLC by deed of record in Instrument Number 202002120021912 (all references refer to the records of the Recorder's Office, Franklin County, Ohio unless noted otherwise) and being more particularly described as follows:

Beginning, for reference, at a magnetic spike set at the northeasterly corner of Lot 5 of that plat titled "Fred J. Fay's Subdivision" of record in Plat Book 2, Page 292, at the northeasterly corner of that 0.918 acre tract conveyed to 515 Kilbourne Street, LLC by deed of record in Instrument Number 202002120021911, being at the intersection of the southerly right-of-way line of Spruce Street (public, width varies) and the westerly right-of-way line of Kilbourne Street (public, width varies);

Thence North  $86^{\circ}21'48''$  West, with the northerly line of said 0.918 acre tract and said 1.430 acre tract, with said southerly right-of-way line (passing for reference a magnetic spike set at 302.89 feet), a total distance of 370.09 feet to a magnetic spike set at the northeasterly corner of that portion of Right-of-Way designated as Parcel 153 (FRA-3-15.28) conveyed as highway easement to the State of Ohio in Deed Book 2019, Page 583 and as conveyed in fee to the City of Columbus by deed of record in Deed Book 2019, Page 595;

Thence South  $72^{\circ}47'59''$  West, with the line common to said 1.430 acre tract and said Parcel 153, with said southerly right-of-way line (passing for reference an iron pin set at 21.24 feet) a total distance 26.71 feet to a  $3/4$  inch iron pin found at an angle point in said southerly right-of-way-line;

Thence North  $86^{\circ}21'48''$  West, continuing with the line common to said 1.430 acre tract and said Parcel 153, and continuing with said southerly right-of-way-line, a distance of 9.68 feet to an iron pin set at the TRUE POINT OF BEGINNING;

Thence across said 1.430 acre tract, the following courses and distances:

South  $85^{\circ}45'08''$  West, a distance of 3.66 feet to an iron pin set;

South  $84^{\circ}02'27''$  West, a distance of 15.51 feet to an iron pin set;

South  $82^{\circ}19'46''$  West, a distance of 15.35 feet to an iron pin set; and

South  $79^{\circ}09'36''$  West, a distance of 16.42 feet to an iron pin set in the line common to said 1.430 acre tract and that portion of Right-of-Way designated as Parcel 152 (FRA-3-15.28) conveyed as highway easement to the State of Ohio in Deed Book 2035, Page 439 and as conveyed in fee to the City of Columbus by deed of record in Deed Book 2035, Page 442, in said southerly right-of-way line;

Thence with the line common to said 1.430 acre tract, said Parcel 152, said Parcel 153, and said southerly right of way line, the following courses and distances:

North  $58^{\circ}01'06''$  East, a distance of 16.66 feet to a magnetic spike set;

North  $03^{\circ}23'48''$  East, a distance of 0.50 feet to a magnetic spike set; and

South  $86^{\circ}21'48''$  East, a distance of 36.33 feet to the TRUE POINT OF BEGINNING, containing 0.004 acre, more or less, which is within Auditor's Parcel Number 010-024120.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

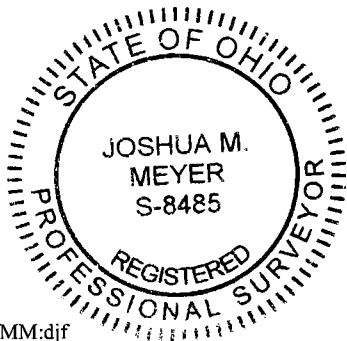
0.004 ACRE

-2-

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the same meridian as the bearings shown on the subdivision plat entitled "Huntington Park" of record in Plat Book 112, Pages 24 and 25, Recorder's Office, Franklin County Ohio. On said plat of record, the centerline of Huntington Park Lane has a bearing of North 03° 05' 07" East.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in August, 2016.



JMM:djf  
0\_004 ac 20190382-VS-BNDY-08.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Josh M. Meyer*

4-1-2022

Joshua M. Meyer  
Professional Surveyor No. 8485

Date

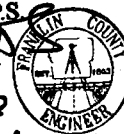
Split  
0.004 acre  
outok  
(010)  
24120

DESCRIPTION VERIFIED  
ADAM W. FOWLER, P.E., P.S.

BY: *AWF*

DATE: *24 Feb 2022*


*04 Mar 26*

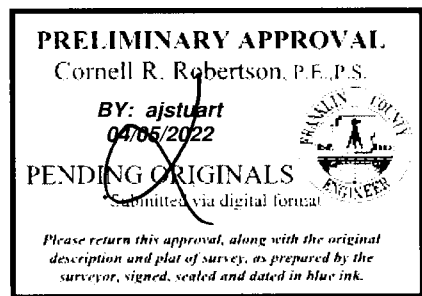


**PRELIMINARY APPROVAL**  
 Cornell R. Robertson, P.E., P.S.  
 BY: *ajstuart*  
*04/05/2022*

**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.*





**0.007 ACRE  
PLAN NO. 3651-E**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Half Section 10 Township 5, Range 22, Refugee Lands and being part of Lots 103 and 104 of that plat titled "Park Addition" of record in Plat Book 2, Page 51, part of Lake Alley which was vacated by Ordinance Number 39518 (12-17-1928), and part of that 1.430 acre tract conveyed to 500 Neil Avenue, LLC by deed of record in Instrument Number 202002120021912 (all references refer to the records of the Recorder's Office, Franklin County, Ohio unless noted otherwise) and being more particularly described as follows:

Beginning, for reference, at a magnetic spike set at the northeasterly corner of Lot 5 of that plat titled "Fred J. Fay's Subdivision" of record in Plat Book 2, Page 292, at the northeasterly corner of that 0.918 acre tract conveyed to 515 Kilbourne Street, LLC by deed of record in Instrument Number 202002120021911, being at the intersection of the southerly right-of-way line of Spruce Street (public, width varies) and the westerly right-of-way line of Kilbourne Street (pubic, width varies);

Thence North 86°21'48" West, with the northerly line of said 0.918 acre tract, with said southerly right-of-way line, a distance of 302.89 feet to a magnetic spike set at a corner common to said 1.430 and 0.918 acre tracts, being the TRUE POINT OF BEGINNING;

Thence South 03° 38' 18" West, with the line common to said 1.430 and 0.918 acre tracts, a distance of 3.50 feet to an iron pin set;

Thence North 86° 21' 48" West, crossing said 1.430 acre tract, a distance of 48.49 feet to an iron pin set;

Thence South 87° 38' 03" West, continuing across said 1.430 acre tract, a distance of 38.77 feet to an iron pin set in said existing southerly right-of-way line, the line common to said 1.430 acre and that portion of Right-of-Way designated as "Parcel Number 153" (FRA-3-15.28) conveyed as highway easement to the State of Ohio in Deed Book 2019, Page 583 and as conveyed in fee to the City of Columbus by deed of record in deed Book 2019, Page 595;

Thence North 72° 47' 59" East, with said existing southerly right-of-way line, and said common line a distance of 21.24 feet to a magnetic spike set at an angle point in said existing southerly right-of-way line at a common corner of said 1.430 acre tract and said Parcel Number 153;

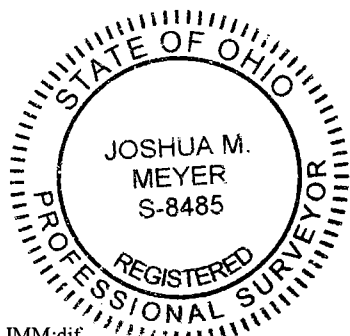
Thence South 86° 21' 48" East, continuing with said existing southerly right-of-way line, a distance of 67.20 feet to the TRUE POINT OF BEGINNING, containing 0.007 acre, more or less which is within Auditor's Parcel Number 010-024120.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the same meridian as the bearings shown on the subdivision plat entitled "Huntington Park" of record in Plat Book 112, Pages 24 and 25, Recorder's Office, Franklin County Ohio. On said plat of record, the centerline of Huntington Park Lane has a bearing of North 03° 05' 07" East.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in August, 2016.



JMM:djf  
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EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer  
Professional Surveyor No. 8485

4-1-2022

Date

split  
0.007 acre  
out of  
(010)  
24120

DESCRIPTION VERIFIED  
ADAM W. EOWLER, P.E., P.S.

BY:   
DATE: 24 Feb 26



04 Mar 26





Evans, Mechwart, Hambleton & Tilton, Inc.  
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# SURVEY OF ACREAGE PARCELS

## HALF SECTION 10, TOWNSHIP 5, RANGE 22

### REFUGEE LANDS

#### CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

|           |               |
|-----------|---------------|
| Date:     | April 1, 2022 |
| Scale:    | N/A           |
| Job No:   | 2019-0382     |
| Sheet No: | 2 of 2        |

Plan No. 3651-E

R/W\* = There are discrepancies with regards to portions of the southerly right-of-way line of Spruce Street being a limited access right-of-way or not.

Spruce Street was originally dedicated as right-of-way in P.B. 2, P. 51. No limitation of access was established in said document.

Additional right-of-way was obtained by the State of Ohio on the south side of Spruce Street in the form of highway easements, known as parcels 152 and 153 in right-of-way plan set FRA-3-15.28. Said easements are of record in D.B. 2035 P. 439 and D.B. 2019, P. 583. No limitation of access was established in said easement documents or shown on said right-of-way plan set.

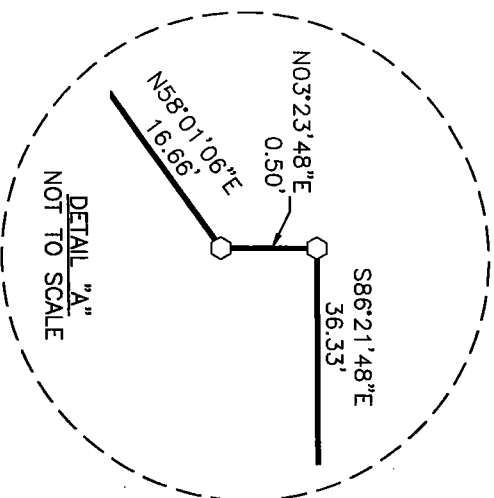
In right-of-way plan set FRA-670-3.17(B-1) a portion of the southerly side of Spruce Street is shown as an existing limited access right-of-way line.

However no documents were found in the Franklin County Recorder's office that converted the southerly right-of-way line of Spruce Street to limited access right-of-way.

Subdivision Note:

RICHARD WALSH'S SUBDIVISION  
 AKA COMMISSIONER OF COURTS SUBDIVISION

Richard Walsh's Subdivision is on file in Complete Record 62,  
 Page 181 (November 16, 1877) of the records of  
 the Court of Common Pleas of Franklin County.



**SURVEY NOTE:**

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in August 2016.

**BASIS OF BEARINGS:**

The bearings shown herein are based on the same meridian as the bearings shown on the subdivision plat entitled "Huntington Park" of record in Plat Book 112, Pages 24 and 25, Recorder's Office, Franklin County Ohio. On said plat of record, the centerline of Huntington Park Lane has a bearing of North 03° 05' 07" East.