

SITE ENGINEERING

— Incorporated —

Civil Engineers & Surveyors

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SEI FILE NO. 4265
E. MARKET ST.

EXHIBIT "A" Page 1 of 2
DESCRIPTION OF 0.031 ACRES
FEBRUARY 9, 2023

Situated in the State of Ohio, County of Franklin, City of Columbus, Half Section 14, Township 5, Range 22, Refugee Lands and being **0.031** acres of land shown as a 10' ALLEY in MAGGIE J. JOLLY'S SUBDIVISION OF LOTS 1-5 OF SCOTT'S SUBDIVISION of record in Plat Book 4, Page 377 in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a mag nail set at the southeasterly corner of Lot 1 of said subdivision, on the westerly right-of-way line of Taylor Ave (50' wide right-of-way, originally dedicated as Reed Ave. in P.B. 3, Pg. 217), located South 03° 52' 18" West 149.16 feet from the intersection of the southerly right-of-way line of Mt. Vernon Ave. (50' wide right-of-way, originally dedicated as Nelson Ave. in P.B. 3, Pg. 217) with the westerly right-of-way line of Taylor Ave.;

Thence South 03° 52' 18" West 10.00 feet along the westerly right-of-way line of Taylor Ave. to an iron pin set at the northeasterly corner of Lot 5 of said subdivision;

Thence North 86° 07' 42" West 128.12 feet, along a northerly line of said Lot 5 and the southerly line of said 10' ALLEY (named E. Market St. by Ord. 27958 dated April 20, 1914) to a mag nail set;

Thence South 48° 52' 18" West 7.07 feet, continuing along a northerly line of said Lot 5 and the southerly line of said 10' ALLEY to a mag nail set on the easterly right-of-way line of a 10' ALLEY (originally dedicated as 20' Alley in P.B.3, Pg. 217);

Thence North 03° 52' 18" East 20.00 feet along the easterly right-of-way line of the 10' ALLEY to a mag spike set at a corner of Lot 4 of said subdivision;

Thence South 41° 07' 42" East 7.07 feet, along a line of said Lot 4, to a mag spike set;

Thence South 86° 07' 42" East 128.12 feet, along the southerly lines of Lots 1-4 inclusive in said subdivision, and the northerly right-of-way line of said 10' ALLEY, to the point of beginning, containing **0.031** acres of land, more or less, subject to any easements, restrictions or rights-of-way of previous record.

NOTE: Bearings are used for the determination of angles only. For the purpose of this description, the bearing of South 03° 52' 18" West was used on the centerline of Taylor Ave., obtained using O.D.O.T. CORS (NAD 83, Geoid 12B) and all other bearings were calculated from this meridian. The iron pins set are 5/8" rebar, 30" long, with yellow plastic caps stamped "SITE ENG INC."

The above description was prepared from an actual field survey during January 2023 by Site Engineering, Inc.

SITE ENGINEERING, INC.

By Mark A. Hazel, Jr. 2-9-23 Date
Mark A. Hazel
Professional Surveyor No. 7039

