

LEGAL DESCRIPTION
0.003 ACRE EASEMENT VACATION

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Half Section 9, Township 5, Range 22, Refugee Lands, being part of a 0.271 acre tract delineated as Parcel G-1 and a 4.798 acre tract delineated as Parcel G-2 of RE-SUBDIVISION OF GOODALE URBAN RENEWAL PLAT 1, of record in Plat Book 37, Page 19A, part of a 1.057 acre easement as conveyed to the CITY OF COLUMBUS, OHIO in Instrument Number 202210170145472, and part of a 2.752 acre tract as conveyed to TV RESIDENTIAL, LLC in Instrument Number 202302020010550, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the northwest corner of said 2.572 acre tract and said Parcel G-2, being the intersection of the east right-of-way line of Thurber Drive East (60 foot width) as delineated in Plat Book 37, Page 19A and the south right-of-way line of Buttles Avenue (70 foot width) as delineated in Plat Book 4, Page 128;

Thence along the east right-of-way line of said Thurber Drive East, also along the west line of said 2.752 acre tract and said Parcel G-2, the following two (2) courses:

- 1) South 03°04'14" West, 67.00 feet to a point of curvature;
- 2) Along a curve to the left having an arc length of 45.29 feet, a radius of 445.00 feet, a deflection angle of 05°49'53", and a chord bearing and distance of South 00°09'17" West, 45.27 feet to a point on the northwesterly corner of said 1.057 acre easement;

Thence leaving said easterly right-of-way, across said 2.572 acre tract and said Parcel G-2, and along the northerly and easterly lines of said 1.057 acre easement the following two courses:

- 1) North 82°51'18" East, 27.16 feet to a point being a northeasterly corner of said 1.057 acre tract;
- 2) South 07°08'42" East, 53.23 feet to **THE TRUE POINT OF BEGINNING being the a north;**

Thence continuing across said 2.572 acre tract and said Parcel G-2, continuing along said easterly easement line, and across said Parcel G-1, South 07°08'42" East, 36.22 feet to a point;

Thence continuing across said 2.572 acre tract, continuing across said Parcel G-1, and across said 1.057 acre easement, North 86°50'48" West, 6.47 feet to a point;

Thence continuing across said 2.572 acre tract, continuing across said Parcel G-1, continuing across said 1.057 acre easement, and across said Parcel G-2, North 03°09'10" East, 35.64 feet to **THE TRUE POINT OF BEGINNING**, containing 0.003 acres (115 S.F.), more or less;

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

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by ODOT RTN observations, with the westerly right-of-way line of Neil Avenue bearing South 08°14'26" East.

This description was prepared by Garrett G. Brown, Ohio Registered Professional Surveyor 8797 and is based on a field survey conducted by E.P. Ferris & Associates, Inc. conducted in March 2022 under the direct supervision of Garrett G. Brown, Ohio Registered Professional Surveyor 8797.

This description was prepared on March 30, 2023.