



Situated in the State of Ohio, Franklin County, City of Columbus, Half Section 10, Township 5, Range 22, Refugee Lands and being part of Reserve "A", a portion of Maryland Avenue, 30 feet in width, originally dedicated as Home Avenue and a portion of Atcheson Street, 25 feet in width, vacated by the City of Columbus in Ordinance Number 22872, as delineated in the plat of Hayes Addition Plat Book 5, Page 437 and also being part of a tract of land conveyed to The Board of Commissioners of Franklin County by deed of record in Deed Book 435, Page 435 and part of a tract of land conveyed to The Board of Commissioners of Franklin County by deed of record in Deed Book 431, Page 496.

Commencing at a survey nail set at the northeast corner of Half Section 10, Township 5, Range 22, Refugee Lands, said point also being the intersection of the centerline of Taylor Avenue with the centerline of Maryland Avenue, originally dedicated as Atcheson Street, Plat Book 2, Page 132;

Thence along the north line of said Half Section 10 and the Hayes Addition **North 86° 04' 50" West** for a distance of **43.35 feet** to an iron pin set at the **True Point of Beginning**;

Thence across Maryland Avenue and a tract of land conveyed to The Board of Commissioners of Franklin County by deed of record in Deed Book 435, Page 435, **South 02° 13' 08" East** a distance of **76.91 feet** to an iron pin set;

Thence continuing across said Board of Commissioners of Franklin County tract, across a vacated portion of Atcheson Avenue (vacated by Ordinance Number 22872) and a tract of land conveyed to The Board of Commissioners of Franklin County by deed of record in Deed Book 431, Page 496, **South 04° 02' 16" West** a distance of **195.87 feet** to an iron pin set in an extension of the current northerly line of Atcheson Street (50' wide);

Thence continuing through said Board of Commissioners of Franklin County tract and along the extension of the northerly line of Atcheson Street **North 86° 53' 03" West** a distance of **40.01 feet** to the southeasterly corner of a 2.139 acre tract owned by the Blueprint Community Development LLC, described in Instrument Number 201710100141228, said point also being the intersection of the current northerly line of Atcheson Street with the current westerly line of Taylor Avenue (width varies);

Thence along the westerly line of Taylor Avenue and the easterly line of said Blueprint Community Development LLC tract **North 04° 02' 15" East** for a distance of **272.90 feet** (passing a point at 192.47 feet that is referenced by a 5/8" iron pin found bearing South 55° 15' 55" East at a distance of 0.84 feet and a point on the southerly line of the former Maryland Avenue at 242.51 feet, said point being referenced by a 5/8 inch diameter iron pin found bearing South 60° 21' 16" East at a distance of 0.89 feet) to an iron pin set on the northerly line of Half Section 10, in the northerly line of the former Maryland Avenue, and in the southerly line of a 4.981 acre tract of land conveyed to The Ohio State University by deed of record in Instrument Number 201008200107573;

Thence along the northerly line of Half Section 10, the northerly line of former Maryland Avenue, the southerly line of said Ohio State University tract and the southerly line of a 0.355 acre tract of land conveyed to the State of Ohio by Ordinance 9254, Page J12 and Ordinance 9370, Page E06 (Parcel 104B-WL) **South 86° 04' 57" East** for a distance of **31.62 feet** (passing a 5/8" iron pin at a distance of 2.08 feet) to the **True Point of Beginning**, and containing **0.243 acres**, more or less, subject however to all other legal rights of way, easements and agreements of record. Said 0.243 acres fully resides in the present right of way of Taylor Avenue.

The bearing **North 04° 02' 15" East** on the westerly existing right of way line of Taylor Avenue is referenced to the State Plane Coordinate System, Ohio South NAD 89 (NSRS 2007).

Iron pins set are 5/8"x30" rebar topped by an orange plastic identification cap, stamped "KNE PS No. 7803".



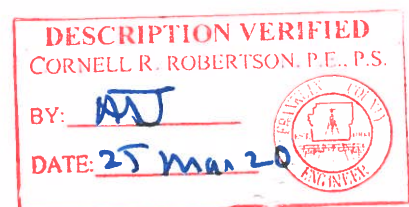
Daniel L. Quick, P.S.7803
Korda/Nemeth Engineering, Inc.



March 19th, 2020

Date

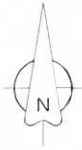
New Entry
0.243 acrc
Adj to
(010)
39612
39613
276677
+
299045





PLAT OF SURVEY

BEING PART OF RESERVE "A", A PORTION OF MARYLAND AVENUE, 30 FEET IN WIDTH, ORIGINALLY DEDICATED AS HOME AVENUE, AND A PORTION OF ATCHESON STREET, 25 FEET IN WIDTH, VACATED BY THE CITY OF COLUMBUS IN ORDINANCE NUMBER 22872, AND A PORTION OF A TRACTS OWNED BY THE BOARD OF COMMISSIONERS OF FRANKLIN COUNTY, DEED BOOKS 431 AND 415, PAGES 493 AND 496, RESPECTIVELY, AND DELINEATED ON THE PLAT OF HAYES ADDITION PLAT BOOK 5, PAGE 437 AND PART OF HALF SECTION 10, TOWNSHIP 5, RANGE 22, REFUGEE LANDS, CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO.



The Ohio State University
 Parcel No. 010-013932
 4.981 Acres
 Inst. No. 201008200107573

Formerly Maryland Avenue, Originally Dedicated As Home Avenue (30')

Blueprint Community Development LLC
 Parcel No. 010-299045
 Ord. No. 2337-2018 (9/27/18)
 Inst. No. 201812070165752

Point of Commencement
 0.243 Acre Tract

Maryland Ave
 (Originally Dedicated as Atcheson Street, Plat Book 2, Page 132)

LEGEND:

- ⊗ - Post found
- ⊙ - 3/4" Ø Iron pipe found
- ⊠ - 3/4" Sq. iron bar found
- ⊙ - 5/8"x30" Iron pin set
- - 5/8" Iron pin found
- △ - Railroad spike found
- ▲ - Railroad spike set
- - Survey nail found
- - Survey nail set
- - Stone found

5/8" Iron Pin Found
 S 60° 21' 16" E
 0.89' from Corner

5/8" Iron Pin Found
 S 55° 15' 55" E 0.84'
 from Tract Corner

Reserve A
 Hayes Addition
 Plat Book 5, Page 434

Blueprint Community Development LLC
 Parcel No. 010-276677,
 010-039612, and 010-039613
 2.139 Acres
 Inst. No. 201710100141228

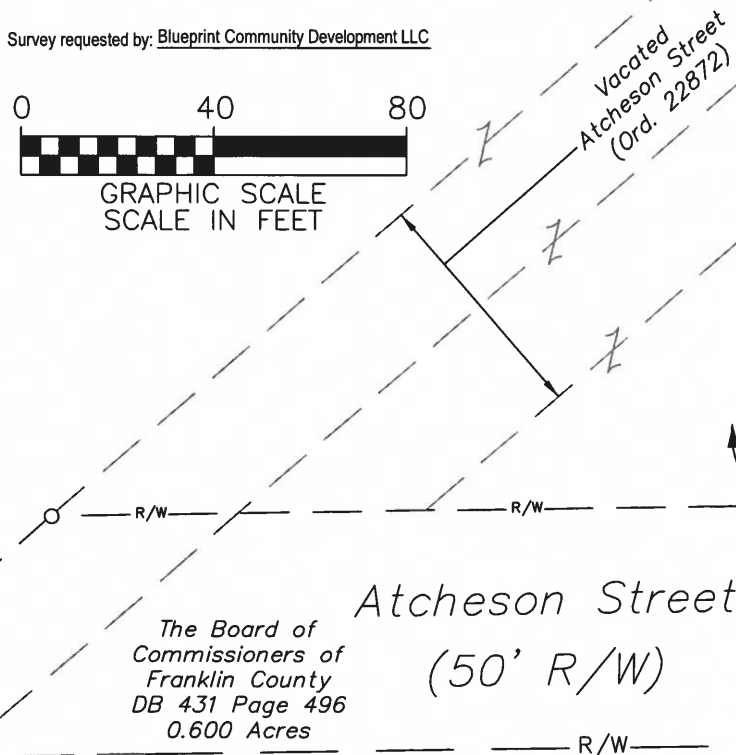
FLOOD DATA:

All lots delineated on this plat are located in flood Zone "X" per F.E.M.A. Community Panel No.39049C0327K dated June 17, 2008.

Survey requested by: Blueprint Community Development LLC



GRAPHIC SCALE
 SCALE IN FEET



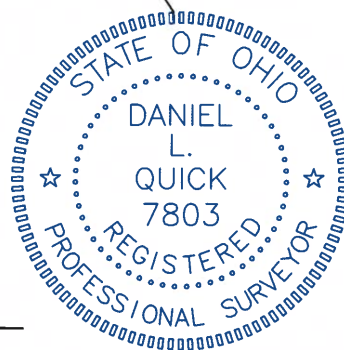
Basis of Bearings: The bearing N 04° 02' 15" E on the westerly existing right of way line of Taylor Avenue is referenced to the Ohio State Plane Coordinate System, South Zone, NAD 83, with 2007 NSRS adjustment.

CERTIFICATION:

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

Daniel L. Quick
 REGISTERED SURVEYOR NO.7803

03/19/2020
 DATE



REFERENCES:

- ① State of Ohio
 0.355 Acres
 Ordinance 9254, Page J12
 Ordinance 9370, Page E06
 104B-WL
 (FRA-670-3.93-I)
- ② Norfolk and Western Railroad Company
 Deed Book 217, Page 344
 Originally conveyed to the Scioto Valley Railroad Company in Deed Book 142, Page 211. Subject to a 1 rod public right of way easement as declared in Deed Book 50, Page 493.
- ③ Theodore Leonard
 Subject to a 1 rod public right of way easement as declared in Deed Book 44, Page 369.