

**DESCRIPTION OF 20 FEET WIDE ALLEY
LYING WEST OF PARKWOOD AVENUE
AND SOUTH OF RICHMOND AVENUE**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 15, Township 5, Range 22, Refugee Lands, being part of a 20 feet wide alley (unimproved) located in Woodland Park Addition, of record in Plat Book 7, Page 132, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning, at a rebar set at the southwesterly corner of lot 23 of said Woodland Park Addition, and the northeasterly intersection of said unimproved alley, and a 20 feet wide alley, running east-west (improved, P.B. 7, Pg. 132);

Thence North $86^{\circ}08'18''$ West, a distance of 20.00 feet, along the southerly line of said unimproved alley, and the northerly line of said east-west alley, to a rebar set, at the northwesterly intersection of said unimproved alley, and said east-west alley, and the southeasterly corner of lot 22 of said Woodland Park Addition;

Thence North $03^{\circ}55'34''$ East, a distance of 77.89 feet, along the westerly line of said unimproved alley, and the easterly line of said lot 22, to a rebar set;

Thence South $86^{\circ}08'18''$ East, a distance of 20.00 feet, across said unimproved alley, to a rebar set, on the easterly line of said unimproved alley, and on the westerly line of said lot 23;

Thence South $03^{\circ}55'34''$ West, a distance of 77.89 feet, along the easterly line of said unimproved alley, and the westerly line of said lot 23, to the **Point of Beginning**, containing 0.036 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010.0. Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the southerly line of Richmond Avenue, having a bearing of South $86^{\circ}08'09''$ East and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with an orange plastic cap stamped "P.S. 8047".

The above description is based on an actual field survey performed in December of 2025.

Compass 360 Surveying

Scott D. Grundei, P.S.
Registered Surveyor No. 8047

Date

PRELIMINARY APPROVAL

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

jwiggins

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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.