

Plat of Survey

City of Columbus, County of Franklin, State of Ohio, and being part of Bryan & Co's E Fifth Avenue Additions No. 1 & 2 (P.B.17, Page 102)

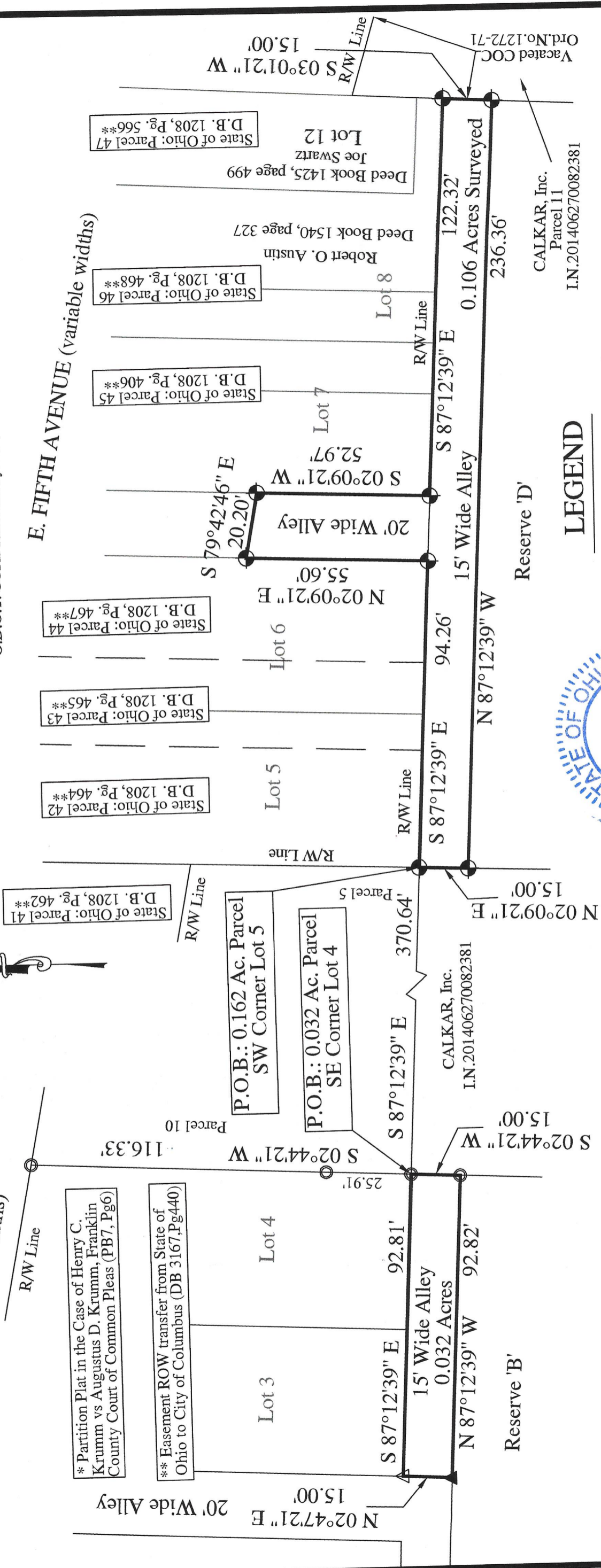
PROPERTY LOCATION:

Being a Survey of a part of a 15' Wide Alley in Bryan & Co's Fifth Avenue Addition No. 1 (P.B.17, Pg.102) lying North of Reserve 'B' and South of Lots 3 & 4, and being a Survey of a 15' Wide Alley lying North of Reserve 'D' and South of Lots 5-8, part of a 20' Wide Alley, part of Lot 8 and a parcel conveyed to The City of Columbus, all of Bryan & Co's E. Fifth Avenue Addition No. 2 (P.B.17, Pg.102).

The bearings of this Plat are based on the North Line of a 15' Wide Alley running East and West in Bryan & Co's E. Fifth Avenue Additions No. 1 & 2, as recorded in Plat Book 17, Page 102, in the Franklin County Deed Records, as being S 87°12'39" E, and is based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

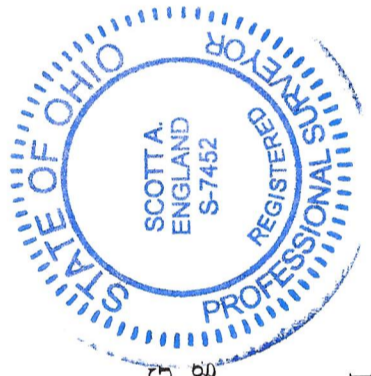
E. FIFTH AVENUE (variable widths)

E. FIFTH AVENUE (variable widths)



LEGEND

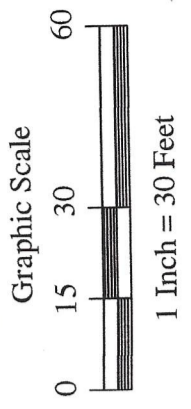
- - 3/4" o.d. Iron Pipe Found
- △ - Railroad Spike Found
- ▲ - Railroad Spike Set
- - 5/8" o.d. Iron Pin Found
- ⊕ - 5/8" x 30" Iron Pin Set w/red cap labeled "S.A.England #S-7452"

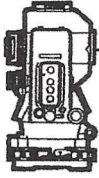


PREPARED BY:
S.A. ENGLAND SURVEYING
 Professional Land Surveying
 P.O. Box 1770
 Buckeye Lake, Ohio 43008
 PHONE: 740-323-0644
 WWW.SURVEYOHIO.COM

I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge

Date: 8/3/22
 Signature: [Handwritten Signature]
 Scott A. England, P.S.
 Ohio Registered Surveyor #S-7452





S.A. ENGLAND SURVEYING
Professional Land Surveying
 P.O. Box 1770
 Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description
0.032 Acres

Situated in the City of Columbus, County of Franklin, State of Ohio, and being part of Bryan & Co.'s E Fifth Avenue Addition, as recorded in Plat Book 17, Page 102, in the Franklin County Plat Records, and being more particularly described as follows;

Being a Survey of a part of a 15 foot wide alley lying North of Reserve 'B' and South of Lots 3 & 4, and further described as follows;

Commencing at a 3/4" o.d. iron pipe found marking the Southeast corner of Lot 4, also being on the West line of Parcel 10 conveyed to CALKAR, Inc., as recorded in I.N. 201406270082381, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.032 Acre** parcel here in to be described: said pipe bears S 02°44'21" W 116.33 feet from a 3/4" o.d. iron pipe found on the South Right of Way Line of E. Fifth Avenue (variable widths) and S 02°44'21" W 25.91 feet from a 3/4" o.d. iron pipe found;

Thence, S 02°44'21" W 15.00 feet with the East line of said alley, the same being the West line of said parcel conveyed to CALKAR, Inc., to a 3/4" o.d. iron pipe found marking the Northeast corner of Reserve 'B';

Thence, N 87°12'39" W 92.82 feet with the North line of said Reserve 'B', to a railroad spike set;

Thence, N 02°47'21" E 15.00 feet with a line across said alley, to a railroad spike found marking the Southwest corner of Lot 3;

Thence, S 87°12'39" E 92.81 feet with the South line of Lots 3 & 4, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.032 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the North line of a 15 foot wide alley running East and West in Bryan & Co.'s E. Fifth Avenue Addition No. 1 & 2, as recorded in Plat Book 17, Page 102, in the Franklin County Plat Records, as being S 87°12'39" E, and is based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System South Zone. 2011(NAD83).

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in June of 2022.

Dated 8/3/22



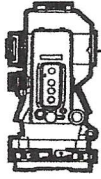
Scott A. England P.S.
 Ohio Registered Surveyor #7452

Job No. 3934-22FR-0.032Ac



PRELIMINARY APPROVAL
 Cornell R. Robertson, P.E., P.S.
 BY: *ajstuart*
 08/04/2022
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.





S.A. ENGLAND SURVEYING
Professional Land Surveying
 P.O. Box 1770
 Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description
0.106 Acres

Situated in the City of Columbus, County of Franklin, State of Ohio, and being part of Bryan & Co.'s E Fifth Avenue Addition, as recorded in Plat Book 17, Page 102, in the Franklin County Plat Records, and being more particularly described as follows;

Being a Survey of all of a 15 foot wide alley lying North of Reserve 'D' and South of Lots 5-8, and part of a 20 foot alley lying between Lot 6 & 7, and further described as follows;

Commencing at an iron pin set marking the Southwest corner of Lot 5 on the North line of said 15' wide alley, also being on the East line of Parcel 5 conveyed to CALKAR, Inc., as recorded in I.N. 201406270082381, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.106 Acre** parcel here in to be described: said iron pin set bears S 87°12'39" E 370.64 feet from a 3/4" o.d. iron pipe found marking the Southeast corner of Lot 4;

Thence, S 87°12'39" E 94.26 feet with the South line of Lots 5 & 6, to an iron pin set;

Thence, N 02°09'21" E 55.60 feet with the East line of Lot 6, to an iron pin set;

Thence, S 79°42'46" E 20.20 feet across said 20 foot alley, to an iron pin set on the East line thereof, and being on the West line of Lot 7;

Thence, S 02°09'21" W 52.97 feet with the West line of Lot 7, to an iron pin set marking the Southwest corner thereof;

Thence, S 87°12'39" E 122.32 feet with the South line of Lot 7 and extending along the South line of Lot 8, to an iron pin set on the West line of Parcel 11 conveyed to CALKAR, as recorded in Instrument No. 201406270082381;

Thence, S 03°01'21" W 15.00 feet with the West line of said Parcel 8 conveyed to CALKAR, Inc., the same being the East line of Bryan & Co.'s E. Fifth Avenue Addition, to an iron pin set marking the Northeast corner of Reserve 'D';

Thence, N 87°12'39" W 236.36 feet with the North line of Reserve 'D', to an iron pin set marking the Northwest corner thereof, and being on the East line of said Parcel 5 conveyed to CALKAR, Inc.;

Thence, N 02°09'21" E 15.00 feet with the East line of said Parcel 5 conveyed to CALKAR, Inc., to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.106 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the North line of a 15 foot wide alley running East and West in Bryan & Co.'s E. Fifth Avenue Addition No. 1 & 2, as recorded in Plat Book 17, Page 102, in the Franklin County Plat Records, as being S 87°12'39" E, and is based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System South Zone. 2011(NAD83).

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".


The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in June of 2022.

Dated 8/3/22

Scott A. England P.S.
 Ohio Registered Surveyor #7452

Job No. 3934-22FR-0.106Ac

PRELIMINARY APPROVAL
 Cornell R. Robertson, P.E., P.S.
 BY: *ajstuart*
 08/04/2022
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.

