

LEGAL DESCRIPTION
0.0004 ACRE EASEMENT (TRACT 2)
3872-E

Situated in the State of Ohio, County of Franklin, in the City of Columbus, and being in Section 5, Township 5, Range 22, Refugee Lands, and being a portion of right-of-way of Third Avenue, as originally dedicated in William Phelan's Mt. Pleasant Addition, of record in Plat Book 1, Page 9, all records being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the intersection of the centerline of Summit Street (60'), as dedicated in said William Phelan's Mt. Pleasant Addition and the centerline of said Third Avenue (60');

Thence along the centerline of Summit Street, South 8°13'42" East, 24.46 feet to a point;

Thence leaving the centerline of Summit Street, across part of the right-of-way of said Summit Street and said Third Avenue, South 81°46'18" West, 30.00 feet to a point, said point being the northeasterly corner of Lot 44 of said William Phelan's Mt. Pleasant Addition, as conveyed to Network Restorations I, LLC in Instrument Number 200405190114761, and also being the intersection of the westerly right of way line of said Summit Street and the southerly right-of-way line of said Third Avenue;

Thence along the southerly right-of-way line of said Third Avenue, along the northerly line of said Lot 44, and along the northerly line of said Network Restorations I, LLC tract, North 86°37'11" West, 4.71 feet to a point, said point being the **TRUE POINT OF BEGINNING**;

Thence continuing along the southerly right-of-way line of said Third Avenue, along the northerly line of said Lot 44, and along the northerly line of said Network Restorations I, LLC tract, North 86°37'11" West, 13.22 feet to a point;

Thence leaving the southerly right-of-way line of said Third Avenue, leaving the northerly line of said Lot 44, and leaving the northerly line of said Network Restorations I, LLC tract, across part of said Third Avenue right-of-way, North 81°49'15" East, 12.95 feet to a point;

Thence continuing across said Third Avenue right-of-way, South 8°08'53" East, 2.65 feet to a point, said point being the **TRUE POINT OF BEGINNING**, containing 0.0004 acres (17 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.

The bearings for this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011), being the centerline of Summit Street, bearing North 8°13'42" West. The bearings originated from field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342, of E.P. Ferris and Associates, Inc. on March 30, 2023.



Matthew Lee Sloat, PS 8342

Date