

Legal Description
City of Columbus, Franklin County, Ohio
H.H. Parsons Subdivision
0.090 Acre

Situated in the City of Columbus, County of Franklin, State of Ohio, being part of the north and south 16 foot wide alley located west of Brentnell Avenue and south of Leonard Avenue, adjacent to Lots numbered One Hundred Three (103) through One Hundred Sixteen (116) as dedicated on the plat of H.H. Parson's Subdivision recorded in Plat Book 7, Page 238 in the Franklin County's Recorder's Office, being more particularly bounded and described as follows:

Beginning at a Mag Nail Found at the south west corner of Lot One Hundred Three (103) and at the intersection of the east line of said 16 foot wide north and south alley and north line of a 16 foot wide east and west alley also dedicated on the plat of said H.H. Parson's Subdivision, said Mag Nail Found being the **TRUE POINT OF BEGINNING**;

Thence with the north line of said east and west alley, **N87°11'50"W 16.00 feet** to an Iron Pin Set (1/2 inch diameter Iron Pipe Found Broken and Destroyed; replaced) at the intersection of the west line of said 16 foot Wide north and south alley and at a south east corner of Lot One Hundred Sixteen (116);

Thence with the west line of said north and south alley and east lines of Lots One Hundred Sixteen (116) to One Hundred Thirteen (113), passing an Iron Pin Found (CW DESIGN GROUP LLC) at 47.24 feet, **N03°13'13"E 238.34 feet** to an Iron Pin Set;

Thence with a new line through said north and south alley, **N57°40'07"E 19.67 feet** to a an Iron Pin Set in the west line of Lot One Hundred Ten (110);

Thence with the east line of said north and south alley and west lines of Lots One Hundred Ten (110) to One Hundred Three (103), **S03°13'13"W 249.66 feet** to the **TRUE POINT OF BEGINNING**;

Containing **0.090 Acre**, more or less.

Subject to all existing rights-of-way and easements of record.

The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. The west line of Brentnell Avenue, having a bearing of S02°55'27"W and monumented as described herein is designated the "basis of bearing" for this survey.

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8915".

I hereby certify that the foregoing legal description, together with the plat of survey, is a true representation of the conditions as they existed on the date of the field survey, May – October 2024, performed by Harral and Stevenson, LLC, under my direct supervision, and that the accuracy of said survey is consistent with Ohio Administrative Code 4733-37 and meets or exceeds Franklin County conveyance standards.

J. Brady Picklesimer, PS 8915
Harral and Stevenson

Date

PRELIMINARY APPROVAL

BRAD FOSTER, P.E., P.S.

ajstuart

10/24/2024 6:40:08 AM

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.