

DESCRIPTION OF 0.277 ACRE  
NORTH OF LONG STREET  
WEST OF TAYLOR AVENUE  
COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of the remainder of Oakwood Alley right-of-way, 15.00 feet in width, east of Burt Street, 50.00 feet in width, and shown on the plat of Eastwood Heights Addition, of record in Plat Book 4, Page 109, together with all of the rights-of-way established and conveyed by deed to The City of Columbus, Ohio - a 0.069 acre tract of record in Official Record Volume 7778, Page C11 and a 0.071 acre tract of record in Official Record Volume 7778, Page C04, commonly known as "Franciscan Way", all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning **FOR REFERENCE** at an iron pin found capped "M-E" at the intersection of the easterly right-of-way line of Burt Street with the northerly right-of-way line of Long Street, 70.00 feet in width as dedicated in P.B. 4, PG. 109, being also at the southwesterly corner of Lot 87 of Eastwood Heights Addition and the southwesterly corner of that 1.149-acre tract (Parcel IX) as described in a deed to The Ohio State University, of record in Instrument Number 199904090088853; thence North 3°55'47" East, along said easterly right-of-way line, a distance of 135.75 feet to a Mag Nail set at the intersection of the southerly right-of-way line of Oakwood Alley, the **TRUE PLACE OF BEGINNING**:

Thence North 3°55'47" East, crossing Oakwood Alley, a distance of 15.00 feet to a 1-inch iron pipe found at the intersection of the northerly right-of-way line, the southwesterly corner of Lot 108 and the southwesterly corner of that 1.139-acre tract (Parcel VIII) also as described in said University deed;

Thence South 86°06'43" East, along said northerly right-of-way line, a distance of 360.64 feet to an iron pin found capped "M-E" at the southwesterly corner of said 0.069-acre Columbus tract, the southeasterly corner of Parcel VIII;

Thence along the easterly line of Parcel VIII and the westerly line of said 0.069-acre tract the following courses:

1. North 47°21'17" East, a distance of 13.10 feet to an iron pin found capped "M-E";
2. North 3°50'17" East, a distance of 118.07 feet to an iron pin found capped "M-E";
3. North 10°06'13" West, a distance of 8.33 feet to a 1-inch iron pipe found at the northeasterly corner of Parcel VIII, the northwesterly corner of said 0.069-acre tract and in the southerly right-of-way line of Hawthorn Avenue, 50.00 feet in width (originally dedicated as Mann Street in P.B. 4, PG. 109);

Thence South 86°30'13" East, along said right-of-way line, a distance of 26.00 feet to a drill hole set at the northeasterly corner of said 0.069-acre tract and the northwesterly corner of that 0.948-acre tract (Parcel X) also as described in said University deed;

Thence along the westerly line of Parcel X the following courses:

1. South 17°58'17" West, being also along the easterly line of said 0.069-acre tract, a distance of 8.16 feet to a drill hole set at an angle point;
2. South 3°50'17" West, continuing along said easterly line, crossing Oakwood Alley at the easterly terminus thereof, and along the easterly line of said 0.071-acre Columbus tract, a distance of 270.70 feet to a drill hole set at an angle point;
3. South 10°10'43" East, continuing along the easterly line of said 0.071-acre tract, a distance of 8.22 feet to a Mag Nail set at the southeasterly corner of same, the southwesterly corner of Parcel X and in the northerly right-of-way line of said Long Street;

Thence North 86°06'43" West, along said right-of-way line, a distance of 24.95 feet to a 1-inch iron pipe found at the southwesterly corner of said 0.071-acre tract, the southeasterly corner of the aforementioned Parcel IX;

Thence North 3°50'17" East, along the easterly line of said Parcel IX, the westerly line of said 0.071-acre tract, a distance of 135.75 feet to a drill hole set at the northwesterly corner of said 0.071-acre tract, the northeasterly corner of Parcel IX and in the southerly right-of-way line of Oakwood Alley;

Thence North 86°06'43" West, along said right-of-way line, a distance of 368.73 feet to the **TRUE PLACE OF BEGINNING** and containing 0.277 acre of land, consisting of all of said 0.069-acre tract, all of said 0.071-acre tract and 0.137 acre of Oakwood Alley right-of-way.

Bearings herein are based of GPS observations utilizing the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011) and establishes a bearing of North 86°06'43" West for Long Street.

This description was prepared by Arcadis IBI Group, based on information obtained from actual field surveys of the premises last performed in January 2023.



Arcadis IBI Group Survey

By Robert S. Wynd Date 1/25/23  
Robert S. Wynd Registered Surveyor No. 6872

