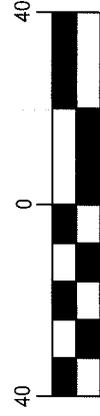
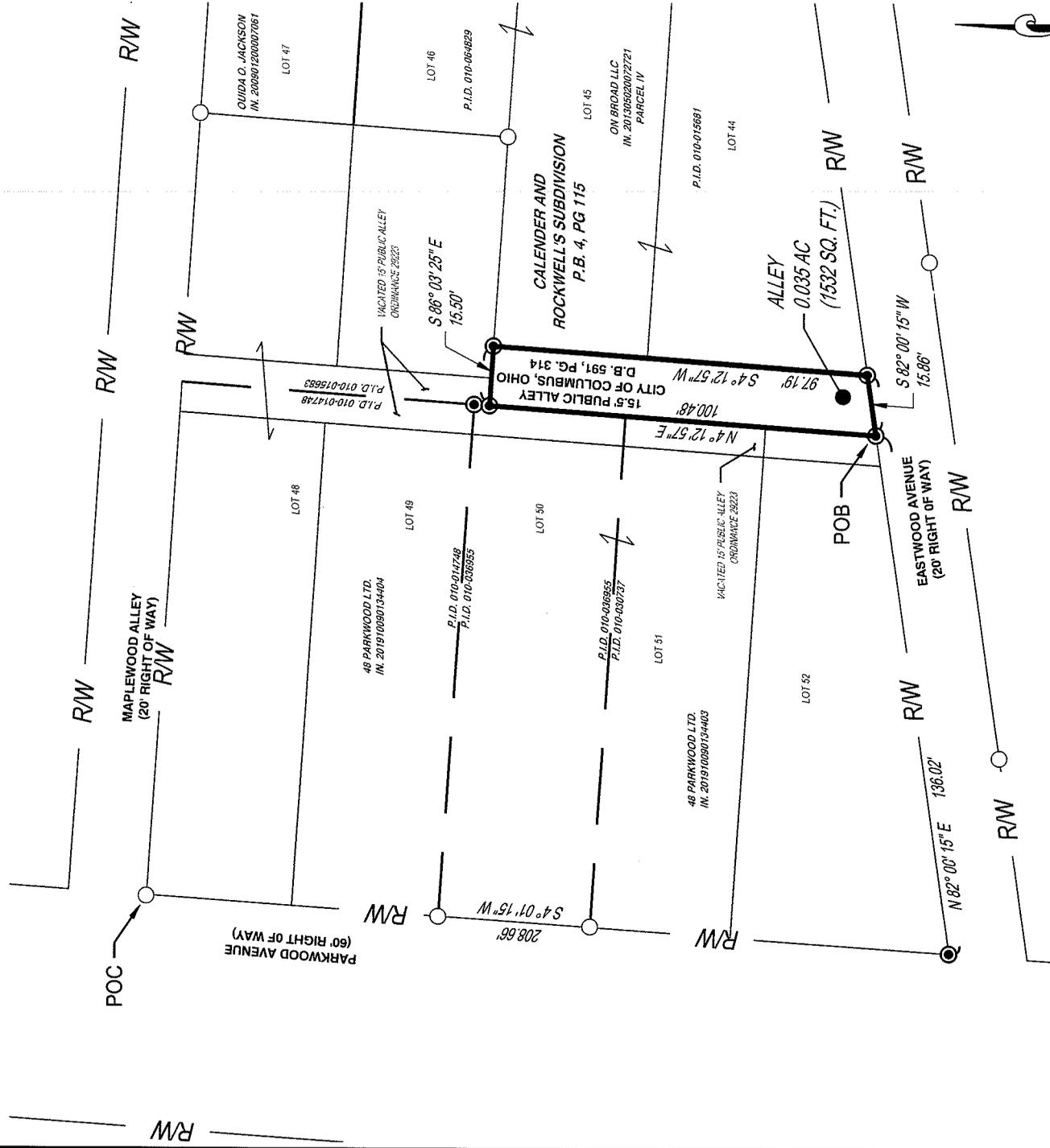


# ALLEY

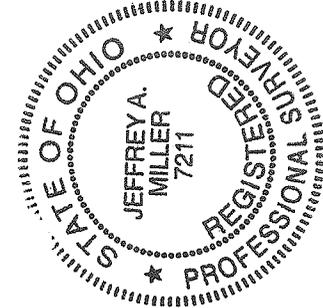
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS



GRAPHIC SCALE (IN FEET)

## LEGEND

	SUBJECT BOUNDARY
	EX. RIGHT OF WAY
	EX. CENTERLINE
	EX. ADJOINING PROPERTY LINE
	IRON PIN FOUND
	IRON PIN SET (5/8"x30" REBAR W/ CESO CAP)



*Jeffrey A. Miller* 12.3.19  
 JEFFREYA. MILLER, OHIO PS NO 7211 DATE \_\_\_\_\_  
 jeff.miller@cesoinc.com

### BASIS OF BEARING:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 04°01'15" EAST FOR THE CENTERLINE OF PARKWOOD AVENUE, AS DETERMINED BY GPS OBSERVATION, BASED ON NAD 83 (2011), OHIO STATE PLANE SOUTH ZONE.

<b>ALLEY</b>	
PARKWOOD AVENUE	
FRANKLIN COUNTY, OHIO	
SCALE: 1"=40'	DATE: 12/03/2019
DESIGN: N/A	<b>CESO</b> WWW.CESOINC.COM
DRAWN: RAK	
CHECKED: AWW	
JOB NO.: 755285	SHEET NO.: 1 OF 1

## LEGAL DESCRIPTION

### 0.035 Acre Alley

Situated in the State of Ohio, County of Franklin, City of Columbus, and being all of a 15.5' wide alley conveyed to City of Columbus, Ohio by the instrument filed as Deed Book volume 591, page 314 (hereafter referred to as "Grantor", all deed references refer to the records of the Recorder's Office Franklin County Ohio), also being a part of Lots 44 and 45 of Calender and Rockwell's Subdivision of record in Plat Book volume 4, page 115, also being a part of a 15' wide alley vacated by Ordinance 29223, and described as follows:

COMMENCING FOR REFERENCE at an iron pin found at the northwest corner of Lot 48 of the said Calender and Rockwell's Subdivision, also being the northwesterly corner of a parcel conveyed to 48 Parkwood LTD. by the instrument filed as Instrument Number 201910090134404, also being at the intersection of the easterly right-of-way line of Parkwood Avenue (60' wide) and the southerly right-of-way line of Maplewood Alley (20' wide);

Thence along the westerly line of the said 48 Parkwood LTD. parcel and along the said easterly right-of-way line, South 04 degrees 01 minutes 15 seconds West for a distance of 208.66 feet to an iron pin set at the southwesterly corner of a parcel conveyed to 48 Parkwood LTD. by the instrument filed as Instrument Number 201910090134403, on the northerly right-of-way line of Eastwood Avenue (20' wide), and at the southwesterly corner of Lot 52 of the said Calender and Rockwell's Subdivision, passing iron pins found at 76.05 feet and 115.36 feet;

Thence along the said northerly right-of-way line and along the southerly line of the said 48 Parkwood LTD. parcel, North 82 degrees 00 minutes 15 seconds East for a distance of 136.02 feet to an iron pin set at the southeasterly corner of the said 48 Parkwood LTD. parcel, at the Grantor's southwesterly corner, and on the centerline of the said vacated 15' wide alley, the said pin being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the Grantor's westerly line and along the easterly line of the said 48 Parkwood LTD. parcel, North 4 degrees 12 minutes 57 seconds East for a distance of 100.48 feet to an iron pin set at the Grantor's northwesterly corner and at an interior corner of the said 48 Parkwood LTD. parcel;

Thence along the Grantor's northerly line and along the southerly line of the said 48 Parkwood LTD. parcel, South 86 degrees 03 minutes 25 seconds East for a distance of 15.50 feet to an iron pin set at the Grantor's northeasterly corner and at the northwesterly corner of a parcel conveyed to On Broad LLC by the instrument filed as Instrument Number 201305020072721;

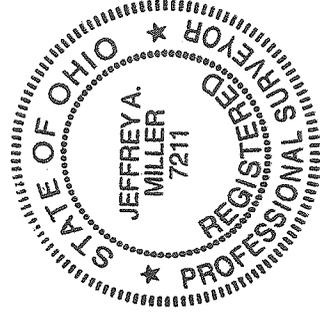
Thence along the Grantor's easterly line and along the westerly line of the said On Broad LLC parcel, South 04 degrees 12 minutes 57 seconds West for a distance of 97.19 feet to an iron pin set at the Grantor's southeasterly corner, at the southwesterly corner of the said On Broad LLC parcel, and on the said northerly right-of-way line of Eastwood Avenue;

Thence along the Grantor's southerly line and along the northerly right-of-way line, South 82 degrees 00 minutes 15 seconds West for a distance of 15.863 feet to the TRUE POINT OF BEGINNING, containing 0.035 acres, more or less, subject to all easements, encumbrances, covenants, restrictions and matters of record affecting the subject parcel.

Bearings are based upon the Ohio State Plane South Coordinate System NAD 83, (NSRS 2011) and further based upon GPS observations performed by CESO INC. in April of 2018, holding a bearing of North 4 degrees 01 minutes 15 seconds East for the centerline of Parkwood Avenue.

This description and field survey was prepared as the result of an actual field survey, conducted by CESO INC in April of 2018 under the direct supervision of Jeffrey A. Miller, Ohio Professional Surveyor #7211.

All iron pins called as set are 5/8" X 30" rebar with yellow identification cap stamped "CESO". All monumentation called for as found are in good, stable condition unless noted otherwise.



CESO, Inc.

Jeffrey A. Miller, PS

Ohio Registered Professional Surveyor No. S-7211

*Jeffrey A. Miller* 12.3.19  
Date



~~DEED PRESENTATION~~