

LEGAL DESCRIPTION
0.022 ACRE ALLEY CONVEYANCE
E CORP LAND HOLDINGS, LLC

Situate in the State of Ohio, County of Franklin, City of Columbus, being part of a 10 foot alley dedicated in Stevenson's Subdivision of Lots Nos. 19 to 27 of R.G. Sullivan's Subdivision recorded in Plat Book 4, Page 379 (all references to deeds, microfiche, plats, surveys, etc. refer to the Franklin County Recorder's Office or Engineer's Office) and being more particularly described as follows;

COMMENCING FOR REFERENCE at an iron pin set at the southwest corner of Lot 7 of said Stevenson's Subdivision, also being the east right of way line of Jones Avenue (50 foot wide) and the north right of way line of W. Gay Street (28 foot wide);

Thence along said north right of way line, also being the south line of said Lot 7, and across a 10 foot alley, **North 81°33'24" East**, a distance of **135.00 feet** to an iron pin set at the southwest corner of Lot 8 of said Stevenson's Subdivision;

Thence leaving south north right of way line and said south lot line and along the east right of way line of said 10 foot alley and also being the west line of said Lot 8, **North 08°21'54" West**, a distance of **94.75 feet** to an iron pin set at the northwest corner of said Lot 8, also being on the south right of way line of the 10 foot alley to be conveyed and being the **TRUE POINT OF BEGINNING** of the herein described tract of land;

Thence on a new dividing line across said 10 foot alley to be conveyed, **North 08°21'54" West**, a distance of **10.00 feet** to an iron pin set at the southwest corner of Lot 11 of said Stevenson's Subdivision and also being on the north right of way line of said 10 foot alley to be conveyed;

Thence along said north right of way line and also being the south line of Lots 11, 12, and 13 of said Stevenson's Subdivision, **North 81°33'24" East**, a distance of **97.32 feet** to an iron pin set at the southeast corner of said Lot 13 and being on the west right of way line of a 10 foot alley;

Thence leaving north right of way line and said south lot line on a new dividing line across said 10 foot alley to be conveyed, **South 08°31'17" East**, a distance of **10.00 feet** to an iron pin set on the south right of way line of said 10 foot alley to be conveyed and also being the northeast corner of Lot 10 of Stevenson's Subdivision;

Thence along said south right of way line and also being the north line of Lots 8, 9, and 10 of said Stevenson's Subdivision, **South 81°33'24" West**, a distance of **97.35 feet** to the **TRUE POINT OF BEGINNING**;

Containing a total of 0.022 acres, more or less.

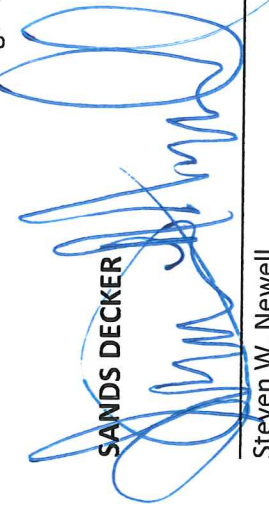


This description is based upon actual field survey performed under my direct supervision in November, 2018 by Sands Decker CPS, LLC.

Together with and subject to covenants, easements, and restrictions of record.

All iron pins set are 3/4" inside diameter iron pipe being 30 inches in length with a 1" yellow plastic cap inscribed "Sands Decker".

Bearings are based on the Ohio State Plane Coordinate System - Ohio South Zone (NAD83) by GPS observation, referenced to the ODOT VRS network with the north line of East Gay street being N81°31'24"E as the basis of bearings for the survey.

SANDS DECKER


Steven W. Newell
Ohio Registered
Professional Surveyor 7212



11/07/2018

Date



*PENDING DEED *

