

**LEGAL DESCRIPTION  
0.112 ACRE  
RIGHT-OF-WAY DEDICATION**

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Half Section 3, Township 5, Range 22, Refugee Lands, and being part of being part of Lots 1, 2, 5 through 8, inclusive, and vacated Alley by Ordinance 1141-69, of the Miller, Joyce, Gray, et al. Subdivision, as recorded in Plat Book 4, Page 5, as conveyed to The City of Columbus, Ohio in Deed Book 957, Page 371, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**COMMENCING** at an iron pin found at the southeasterly corner of Lot 13 of said Miller, Joyce, Gray, et al. Subdivision, being the southeasterly corner of a tract conveyed to The Smoot Corporation in Official Record Volume 10974, Page D01, being on the northerly right of way line of Gray Avenue (50') as dedicated in Plat Book 4, Page 5 and being on the westerly right of way line of Joyce Avenue (60') as dedicated in Road Record 10, Page 289;

Thence leaving the northerly right of way line of said Gray Avenue, along the westerly right of way line of said Joyce Avenue, along the easterly line of said Smoot Corporation tract, along the easterly line of said Lot 13, and along the easterly line of Lots 9-12, inclusive, of said Miller, Joyce, Gray, et al. Subdivision, to a point referencing an iron pin found 0.09 feet South and 0.32 feet East, said point being the northeasterly corner of said Lot 9, being the northeasterly corner of said Smoot Corporation Tract, being the southeasterly corner of said Lot 8, and also being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence leaving the westerly right of way line of said Joyce Avenue, along the northerly line of said Lot 9, along the northerly line of said Smoot Corporation tract, and along the southerly line of said Lot 8, North 86 degrees 36 minutes 57 seconds West, 10.00 feet to an iron pin set,

Thence leaving the northerly line of said Lot 9, northerly line of said Smoot Corporation tract and southerly line of said Lot 8, across said Lots 5 through 8, inclusive, across part of said vacated Alley, North 4 degrees 15 minutes 32 seconds East, 140.63 feet to an 8" mag spike set;

Thence across said vacated Alley and across part of said Lot 1, North 5 degrees 42 minutes 25 seconds West, 144.46 feet to an iron pin set;

Thence continuing across said Lot 1 and across part of Lot 2, North 65 degrees 14 minutes 33 seconds West, 16.01 feet to an iron pin set, said pin being on the northerly line of said Lot 2 and being on the southerly right of way line of East Fifth Avenue, as dedicated in Road Record 10, Page 17;

Thence along the northerly line of Lots 1 and 2, along the southerly right of way line of said East Fifth Avenue, South 86 degrees 28 minutes 28 seconds East, 50.00 feet to an 8" mag spike set, said spike being on the northeasterly corner of said Lot 1, and also being on the westerly right of way line of said Joyce Avenue;

Thence leaving the southerly right of way line of said East Fifth Avenue, along the westerly right of way line of said Joyce Avenue, along the easterly line of said Lot 1, along the easterly line of said vacated Alley and along the easterly line of said Lots 5 through 8, inclusive, South 4 degrees 15 minutes 32 seconds West, 289.00 feet to the **POINT OF BEGINNING**, containing 0.112 acres (4861 S.F.), more or less.

Subject however to all legal right of way, easements, and restrictions, if any, of previous record.

The above described parcel contains 0.112 acres (4861 S.F.), of which 0.112 acres are contained within Franklin County Auditor's Parcel Number 010-033939, of which 0.000 acres are in the present road occupied, resulting in a net take of 0.112 acres (4861 S.F.) from Parcel Number 010-033939.

All monuments found are in good condition unless otherwise noted.

Iron pins set are 5/8" rebar, 30" long, with a yellow plastic cap inscribed "EP Ferris Surveyor 8342".

Mag spikes set are 3/8" x 8" spikes with a 1" diameter head with a 1.5" diameter brass washer stamped "EP FERRIS SURVEYOR 8342" on top.

The bearings referenced herein are based on the Ohio State Plan Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a 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. The portion of the centerline of right-of-way of East Fifth Avenue, from the intersection with Joyce Avenue, having a bearing of South 86°28'28" East, is designated the "Basis of Bearing" for this survey.

This description is based on a field survey conducted by E.P. Ferris and Associates from October 2021 to November 2021.

This description was prepared by Matthew Lee Sloat, Registered Surveyor No. 8342, of E.P. Ferris and Associates, Inc. on December 28, 2021.



Matthew Lee Sloat 12/29/21

Matthew Lee Sloat, PS 8342

Date

