

Cochrane Ave.
Area 1
0.140 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 4, Township 4, Range 22, Congress Lands East of the Scioto, being a part of Cochrane Ave. (50' R/W), originally dedicated as Caroline Ave. (See Ord No. 563-57), PLAT OF WOLFEL ADDITION TO THE CITY OF COLUMBUS OHIO, as delineated, of record in P.B. 7, PG. 102, Franklin County Recorder's Records, said Cochrane Ave., containing 0.160 acres of land being more particularly described as follows:

BEGINNING at a P.K. nail set at the Northwest corner of Lot 10 of said P.B.7, PG 102, the Northeast corner 0.176 acre tract of land, as conveyed to Moghtada A. Taghavi, of record in In # 200906230090768, the Southeast corner of a 1.821 acre tract of land, as conveyed to SFG Columbus Parsons LLC., of record in IN # 202107290134123, and being the South right-of-way of the Westerly terminus of said Cochrane Ave., thence;

N 04° 30' 00" E, a distance of **50.00 feet**, along the East line of said 1.821 acre tract, and the Westerly terminus of said Cochrane Ave., to a P.K. nail set on the North right-of-way line of said Cochrane Ave., the Southwest corner of Lot 9 of said P.B. 7, PG. 102, and the East line of said 1.821 acre tract, thence;

S 85° 30' 00" E, a distance of **122.00 feet**, along the South line of Lots 5-9 of said P.B. 7, PG. 102, and the North right-of-way of said Cochrane Ave., to an iron pin set and the South line of said Lot 5, the North right-of-way of said Cochrane Ave., thence;

S 04° 30' 00" W, a distance of **50.00 feet**, going through said Cochrane Ave., to an iron pin set on the South right-of-way line of said Cochrane Ave., and at the Northwest corner of Lot 14 and the Northeast corner of Lot 13 of said P.B. 7, PG. 102, thence;

N 85° 30' 00" W, a distance of **122.00 feet**, along the South line of said Cochrane Ave., and along the North line of Lots 10-13, to the **TRUE POINT OF BEGINNING**, said Cochrane Ave., containing 0.140 acres, more or less and subject to all legal easements and rights-of-way of record.

Bearings are based on the North line of a 12' wide Alley, as being **S 85° 30' 00" E**, as shown on P.B. 7, PG, 102. Based on an actual survey performed under the direct supervision of Michael R. Ziska during April 30, 2024, Registered Surveyor # 8621. Iron pins set are ¾" by 30" with cap inscribed "TT".

Michael R. Ziska
04/30/2024
Professional Surveyor No.8621