

Mapcheck 1: Right-of-Way 0.680 ac

Closure Summary

Precision, 1 part in: 133103.549'

Error distance: 0.008'

Error direction: S03° 23' 01.30"W

Area: 0.680acres

Square area: 29623.743 Perimeter: 1107.450'

Point of Beginning

Easting: 1840582.5983' Northing: 736932.1553'

Side 1: Line

Direction: N03° 28' 44.00"E Angle: [-176°31'16"]

Deflection angle: [003°28'44"] Distance: 493.770'

Easting: 1840612.5607' Northing: 737425.0154'

Side 2: Line

Direction: S86° 28' 56.00"E Angle: [-089°57'40"]

Deflection angle: [090°02'20"] Distance: 60.000'

Easting: 1840672.4476' Northing: 737421.3339'

Side 3: Line

Direction: S03° 28' 44.00"W Angle: [-090°02'20"]

Deflection angle: [089°57'40"] Distance: 493.680'

Easting: 1840642.4907' Northing: 736928.5636'

Side 4: Line

Direction: N86° 34' 34.00"W Angle: [-090°03'18"]

Deflection angle: [089°56'42"] Distance: 60.000'

Easting: 1840582.5978' Northing: 736932.1470'

**LINVIEW AVENUE
ROADWAY RIGHT-OF-WAY AREA
0.680 ACRE**

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township1, Township 1, Range 18, United States Military Lands and being on, over and across the right of way of Linview Avenue. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

BEGINNING at the southeast corner of Lot 17 as numbered and delineated on the plat entitled "R. H. Barricks Addition to East Linden", a subdivision of record in Plat Book 7 Page 490 and described in a deed to the City of Columbus by deed of record in Instrument No. 202103020037712 same being the intersection of the existing westerly right of way line of Linview Avenue (60' width) with the existing northerly right of way line of an Alley (14' width);

Thence **N 03 degrees 28 minutes 44 seconds E** a distance of **493.77 feet** with the existing westerly right of way line of Linview Avenue, same being the east line of Lots 17, 16, 15, 14, 13, 12, 11, 10, 9 and across the right of way of an Alley (15' width) and with a portion of the east line of Lot 8 of said plat and described in a deed to Rickie D. Rutherford and Laurie L. Rutherford by deed of record in Instrument No. 200403170058271 to a point in said lot line;


Thence **S 86 degrees 28 minutes 56 seconds E** a distance of **60.00 feet** across Linview Avenue to the northwest corner of Lot 25 of said plat and described in a deed to the City of Columbus by deed of record in Instrument No. 201206200087595 said point being also in the existing easterly right of way line of Linview Avenue, same being also the southwest corner of Lot 24 of said plat and described in a deed to Barbara A. Peck and Richard A. Boham Jr. by deed of record in Instrument No. 199610180213394;

Thence **S 03 degrees 28 minutes 44 seconds W** a distance of **493.68 feet** with the existing easterly right of way line of Linview Avenue, same being the west line of Lots 25 through Lot 34 of said plat to a point in the southwest corner of said Lot 34, same being the intersection of the existing easterly right of way line of Linview Avenue (60' width) with the existing northerly right of way line of an Alley (14' width);

Thence **N 86 degrees 34 minutes 34 seconds W** a distance of **60.00 feet** across Linview Avenue to the southeast corner of Lot 17 and the **TRUE POINT OF BEGINNING**, containing a total of **0.680 acres** more or less.

This description was prepared by Mark S. Ward, professional Surveyor No. S-7514, and was based on available public records and actual field survey of the premises performed by Resource International, Inc. in July, 2019. Bearings used in this description are based on Ohio State Plane Coordinates System, South Zone, NAD 83 (2011) and were established utilizing ODOT's VRS system, GPS Equipment and Procedures and an established bearing of N 03°28'44" E on the centerline of Linview Avenue.

Resource International, Inc.


Mark S. Ward, P.S. 6-8-21
Professional Surveyor No. S-7514

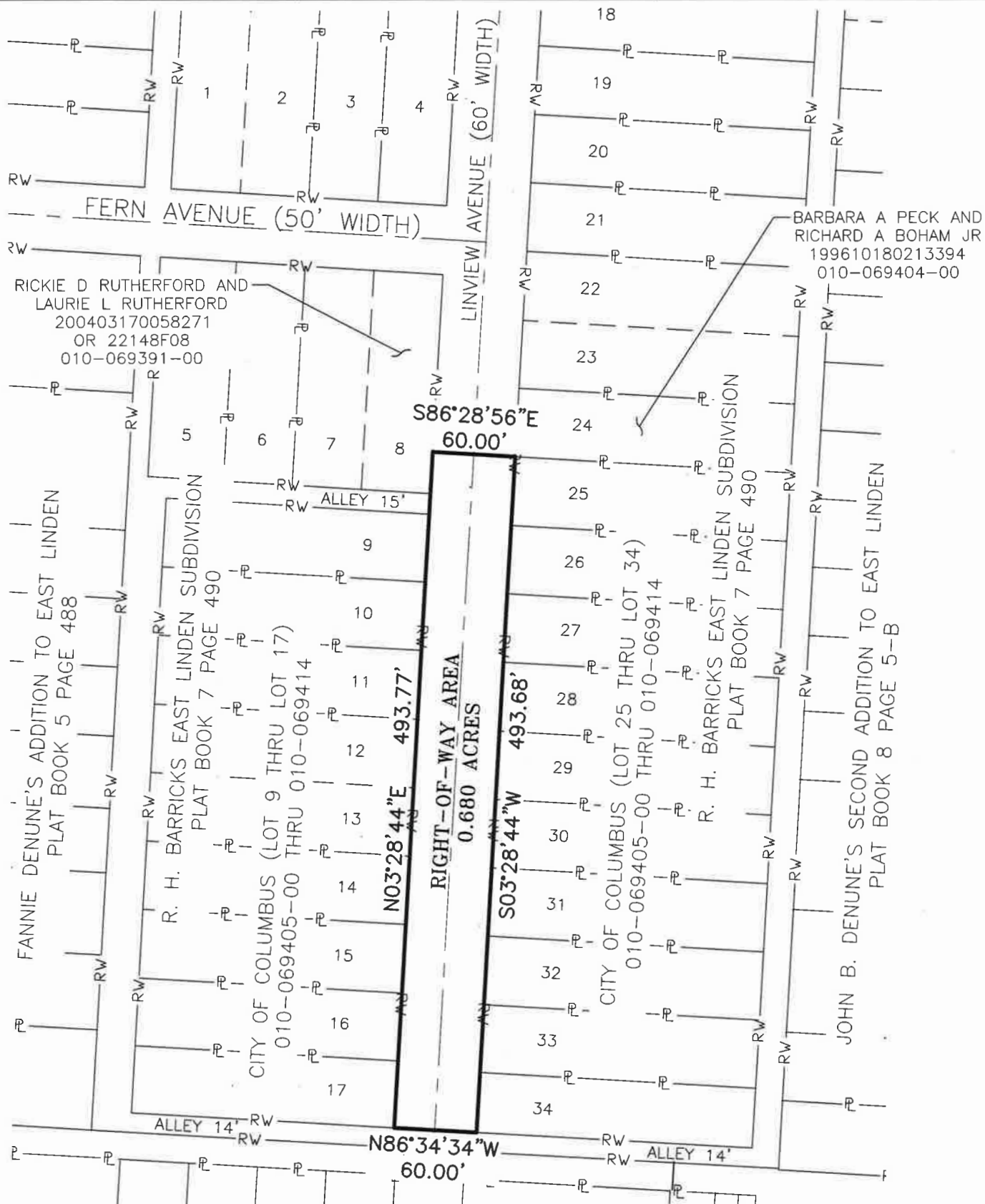




SURVEY OF 0.680 ACRES
QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 18
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

DATE: 06/04/2021

SCALE: 1" = 60'



THIS DESCRIPTION WAS PREPARED BY MARK S. WARD, PROFESSIONAL SURVEYOR NO. S-7514, AND WAS BASED ON AVAILABLE PUBLIC RECORDS AND ACTUAL FIELD SURVEY OF THE PREMISES PERFORMED BY RESOURCE INTERNATIONAL, INC. IN JULY, 2019. BEARINGS USED IN THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATES SYSTEM, SOUTH ZONE, NAD 83 (2011) AND WERE ESTABLISHED UTILIZING ODOT'S VRS SYSTEM, GPS EQUIPMENT AND PROCEDURES, WITH AN ESTABLISHED BEARING OF N 03°28'44" E ON THE CENTERLINE OF LINVIEW AVENUE.

RESOURCE INTERNATIONAL, INC.

Mark S. Ward
 MARK S. WARD, P.S.
 PROFESSIONAL SURVEYOR NO. S-7514 6-9-21

