

April 22, 2025

**DESCRIPTION OF A PORTION OF BANK STREET/ALLEY
NORTH FROM WHITTIER STREET,
CITY OF COLUMBUS, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Columbus, in Half Section 29, Township 5 North, Range 22 West, Refugee Lands, and being that portion of Bank Alley (20 feet in width) north of Whittier Street, as shown upon the plat entitled J.F. Bartlits Subdivision, of record in Plat Book 1, Page 247, and a portion of Bank Street (41 feet in width), between Lots 6 and 13, as shown upon the plat entitled T. W. Tallmadge's South Addition, of record in Plat Book 1, Page 412, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows;;

Beginning at a point at the intersection of the east line of Bank Alley with the north right-of-way line of Whittier Street, and at the southwest corner of Lot 16, as shown upon said plat of J.F. Bartlits Subdivision, (said point being referenced by a 3/4" I.D. iron pipe found 0.91 feet northerly) (said point also being N 86° 07' 23" W a distance of 186.91 feet from a MAG nail found in the concrete skirt of the building and at the intersection of the north right-of-way line of Whittier Street with the west right-of-way line of Front Street (82.5 feet in width, as shown upon said plat of J.F. Bartlits Subdivision);

thence N 86° 07' 23" W along the north right-of-way line of Whittier Street a distance of 20.45 feet to a 3/4" I.D. iron pipe found at the intersection of the west line of Bank Alley with the north right-of-way line of Whittier Street and at the southeast corner of Lot 21, as shown upon said plat of J.F. Bartlits Subdivision;

thence N 08° 08' 50" W along the west line of Bank Alley and along the east lines of said Lot 21, Lot 20, and Lot 19, as shown upon said plat of J.F. Bartlits Subdivision, a distance of 188.38 feet to a 3/4" I.D. iron pipe found at the northwest corner of said Bank Alley, at the northeast corner of said Lot 19, and in the south end of Bank Street, as shown upon said plat entitled T. W. Tallmadge's South Addition;

thence N 86° 07' 23" W along a portion of the north line of said Lot 19 and along a portion of the south line of said Bank Street a distance of 27.78 feet to an iron pin set at the southwest corner of Bank Street and at the southeast corner of Lot 13, as shown upon said plat entitled T. W. Tallmadge's South Addition;

thence N 08° 08' 50" W along a portion of the west line of Bank Street and along a portion of the east line of said Lot 13 a distance of 28.04 feet to an iron pin set;

thence S 86° 07' 23" E crossing Bank Street a distance of 42.43 feet to an iron pin set in the east line of Bank Street and in the west line of Lot 6, as shown upon said plat entitled T. W. Tallmadge's South Addition,

thence S 08° 08' 50" E along a portion of the east line of Bank Street and along a portion of the west line of said Lot 6 a distance of 28.04 feet to a 3/4" I.D. iron pipe found at the southeast corner of Bank Street, at the southwest corner of Lot 6, and in the north line of Bank Alley;

thence S 86° 07' 23" E along a portion of the south line of said Lot 6 and along a portion of the north end of Bank Alley a distance of 5.80 feet to an iron pin set at the northwest corner of Lot 18, as shown upon said plat of J.F. Bartlits Subdivision;

thence S 08° 08' 50" E along the east line of Bank Alley, along the west line of said Lot 18, along the west line of Lot 17, as shown upon said plat of J.F. Bartlits Subdivision, and along the west line of said Lot 16 a distance of 188.38 feet to the place of beginning;

containing 4.92 square feet (= 0.113 acre) of land, more or less, and being subject to all easements and restrictions of record.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of V3 Companies, Ltd, Consulting Engineers & Surveyors, Columbus, Ohio, an actual field survey performed under his supervision in February, 2025. All 5/8" iron pins set are 30" in length with a plastic cap stamped "V3 PX OH FIRM #04838". Basis of bearings is the north right-of-way line of Whittier Street, being N 86° 07' 23" W, derived from Ohio RTN observations referencing monument, PID designation of AJ7184 and CORS ID of COLB, Ohio South Zone, NAD 83 (2011) Epoch 2010, and all other bearings are based upon this meridian.

Kevin L. Baxter

Kevin L. Baxter ~ Ohio Surveyor No. 7697

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

FRANKLIN COUNTY ENGINEER

BY: AJS/GMA DATE: 4-24-2025



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