



6740 Netherlands Drive, Suite A  
Wilmington, North Carolina 28405  
910.799.0099

4353 Shire Landing Road  
Hilliard, Ohio 43026  
614.319.3014

### **Metes & Bounds Description of an 11 Foot Alley in the "A. D. Rogers Sub."**

Being situated in the State of Ohio, County of Franklin, City of Columbus, being a part of Virginia Military Survey No.1393, and being all of an alley lying between Lot 3 on the north and Lots 1 & 2 on the south in the "A. D. Rodgers Sub." of Lot 164 of M. L. Sullivants Western Additions to Columbus, Ohio, Plat Book 2, page 310. [Plat Book 2, page 310 contains a sketch of the A. D. Rogers subdivision that was "copied from the plat book of Columbus and vicinity, Franklin County, Ohio, the original having been destroyed by a fire on January 31, 1879. No alley is shown on this sketch, but the alley is shown on the City of Columbus 60 scale map series on Map 1-5, also on a 1974 survey by the Jennings – Lawrence Co. and on valuation maps of the Norfolk southern Railway Company, said alley being 11.00 feet in width and running from the easterly right-of-way line of the Pennsylvania Lines, LLC, IN 200212180325195, , now known as Norfolk Southern Railway Company, successor in merger, IN200710260186473, easterly to the westerly right-of-way line of Starling Street, and being more fully described as follows;

Beginning at the northeasterly corner of Lot 1 of said A. D. Rogers subdivision, said point also being a point in the westerly right-of-way line of Starling Street, 66 feet in width as dedicated in Plat Book 1, page 268, and N. 65° 08' 15" W. a distance of 0.13 feet from a 1 inch iron pin found, bent;

Thence S. 81° 45' 46" W. along the northerly line of Lots 1 and 2, passing a 5/8 inch rebar set at a corner in the Norfolk Southern Railway Company right-of-way at 54.00 feet, a total distance of 60.00 feet to a 5/8 inch rebar set at the northwesterly corner of Lot 2, a point in the easterly line of Lot 163 of M. L. Sullivants Western Additions to Columbus, Ohio, as recorded in Plat Book 1, page 268, and an angle point in said Norfolk Southern Railway Company right-of-way line;

Thence N. 08° 10' 09" W., with the easterly line of Lot 163 and the Norfolk Southern Railway Company right-of-way line, a distance of 11.00 feet to a 5/8 inch rebar set at the southwesterly corner of Lot 3 of the A. D. Rodgers Subdivision, and an angle point in said Norfolk Southern Railway Company right-of-way line;

Thence N. 81° 45' 46 E., with the southerly line of said Lot 3, passing a 5/8 inch rebar set at a corner in the Norfolk Southern Railway Company right-of-way line at 6.00 feet, a total distance of 60.00 feet to a 5/8 inch rebar set at the southeasterly corner of Lot 3, in the westerly right-of-way line of Starling Street;

Thence S. 08° 10' 09" E., with said right-of-way line, a distance of 11.00 feet to the place of beginning, containing 660 square feet [0.015 acres], more or less.

Corner pins that are called to be set in this description are rebar 5/8 inch in diameter and 30 inches long, capped with a plastic cap stamped "GeoInnovation, OH Firm 03923."

The basis of bearings for this description is based on the bearing of West Broad Street being N. 81° 06' 22 E. as shown on plan #3184 E, titled Roadway Improvements-Scioto Peninsula, on file with City of Columbus, Division of Public Service, Design and Construction.

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Reference to deeds and instruments refer to records in the Franklin county, Ohio Recorder's Office.

This description prepared by GeoInnovation, P.C. and is based on a survey performed on or about July 25, 2019

Dean Exline, Professional Surveyor No. 7034



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