

DESCRIPTION OF 0.373 ACRE  
HUGHES STREET PUBLIC RIGHT-OF-WAY  
BETWEEN HAWTHORNE AVENUE AND PHALE D. HALE DRIVE  
COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being all the right-of-way of Hughes Street, 35 feet in width, between the north right-of-way line of Hawthorne Avenue, 50 feet in width, and the south right-of-way line of Phale D. Hale Drive, 50 feet in width, and as originally established by the plats of Samuel Hughes Subdivision, of record in Plat Book 3, Page 272 and Theodore Leonard Jr. School Board Subdivision, of record in Plat Book 4, Page 405, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a 1-inch iron pin found capped "H&G Engr. & Surveying" at the intersection of the easterly right-of-way line of Hughes Street with the southerly right-of-way line of Phale D. Hale Drive (formerly Clifton Avenue, Plat Book 1, Page 259), being also the northwesterly corner of Lot 1 of the Theodore Leonard Subdivision and the northwesterly corner of that 9.726-acre tract as described in a deed to The Ohio State University, of record in Instrument Number 199904090088853;

Thence South 3°54'48" West, along said easterly right-of-way line and the westerly line of said 9.726-acre tract, a distance of 464.69 feet to a Mag Nail set at the intersection of the northerly right-of-way line of Hawthorne Avenue, being also the southwest corner of Lot 1 of the Samuel Hughes Subdivision;

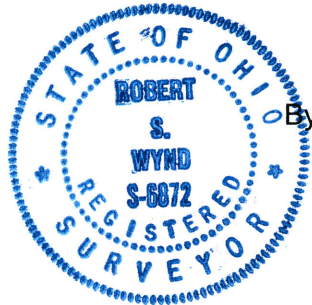
Thence North 86°26'41" West, crossing Hughes Street, a distance of 35.00 feet to a Mag Nail set at the southeasterly corner of Lot 3 of Samuel Sharps Subdivision, of record in Plat Book 2, Page 136 and at the southeasterly corner of that 2.753-acre tract as described in a deed to The State of Ohio for the benefit of The Ohio State University, of record in Instrument Number 201709010121817;

Thence North 3°54'48" East, along the westerly right-of-way line of Hughes Street and the easterly line of said 2.753-acre tract, a distance of 464.64 feet to a Mag Nail set at the intersection of the southerly right-of-way line of Phale D. Hale Drive and at the northeasterly corner of Lot 6 of David Jones Subdivision, of record in Plat Book 2, Page 119;

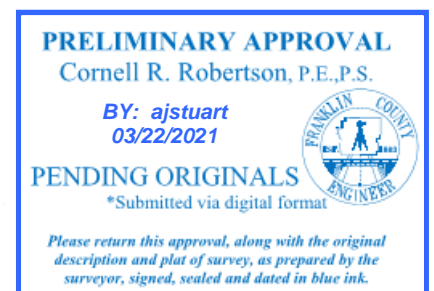
Thence South 86°31'14" East, again crossing Hughes Street, a distance of 35.00 feet to the place of beginning and containing 0.373 acre of land.

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, and NAD 1983 (2011) and establishes a bearing of South 3°54'48" West for Hughes Street.

This description was prepared by IBI Group Survey, Columbus, Ohio, and is based on a field survey of the premises performed in March 2021.



By Robert S. Wynd 3/22/21  
Robert S. Wynd Date  
Registered Surveyor No. 6872

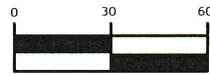




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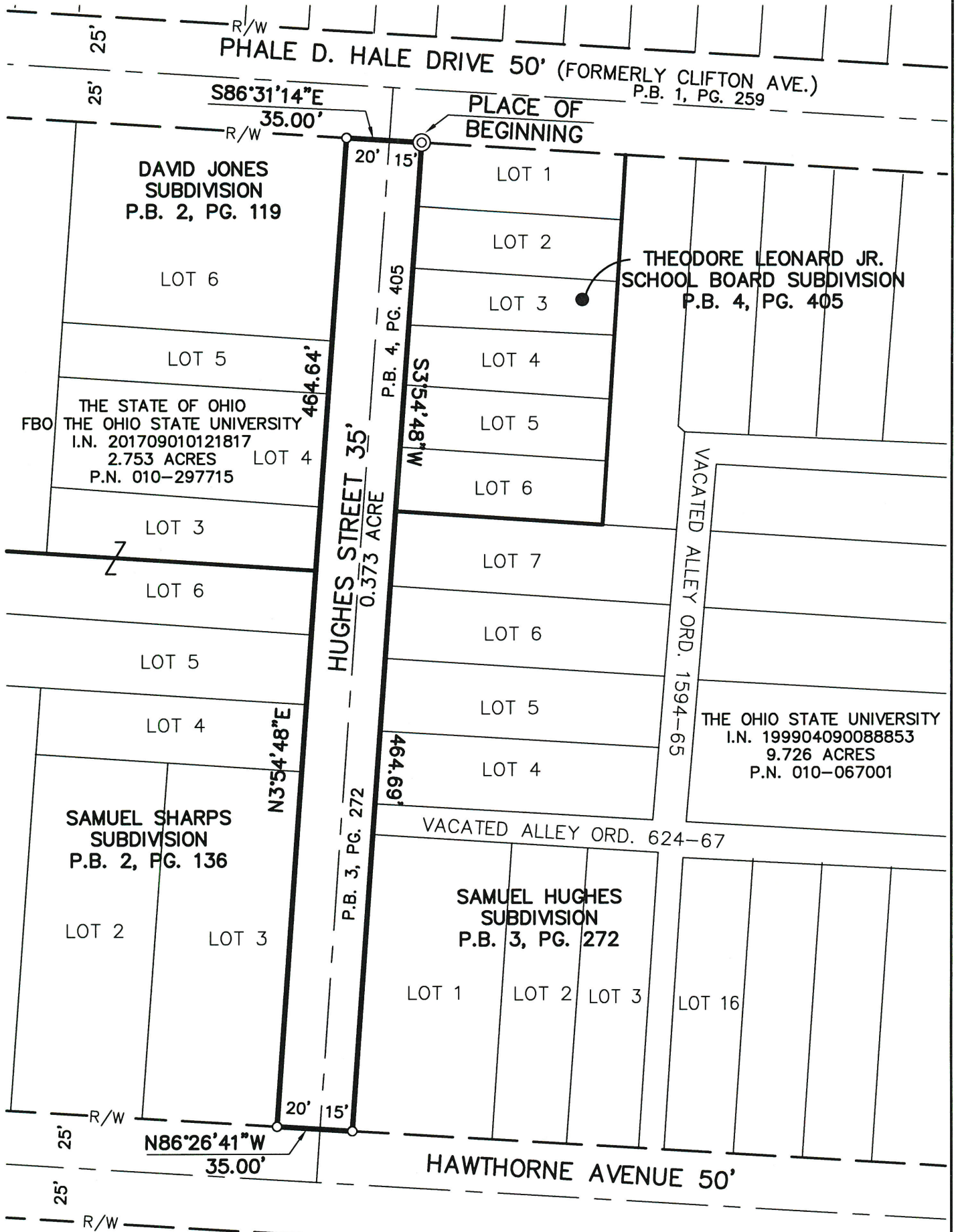
**HUGHES STREET  
 RIGHT-OF-WAY  
 EXHIBIT  
 COLUMBUS, OHIO**

GRAPHIC SCALE



( IN FEET )

1 inch = 60 ft.



**BEARING REFERENCE**

BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND NAD 1983 (2011) AND ESTABLISHES A BEARING OF SOUTH 03°54'48" WEST FOR HUGHES STREET.

**LEGEND**

- ⊙ 1" IRON PIN FOUND  
CAP INSCRIBED  
"H&G ENGR. & SURVEYING"
- MAG NAIL SET

**CERTIFICATION**

I hereby certify that the information shown hereon was derived from field measurements and meets the requirements of the OAC 4733-37 as set forth.

BY Robert S. Wynd  
 Robert S. Wynd  
 Registered Surveyor No. 6872

Date 3/22/21

