

Parcel Exhibit ~ 0.029 ACRES ~

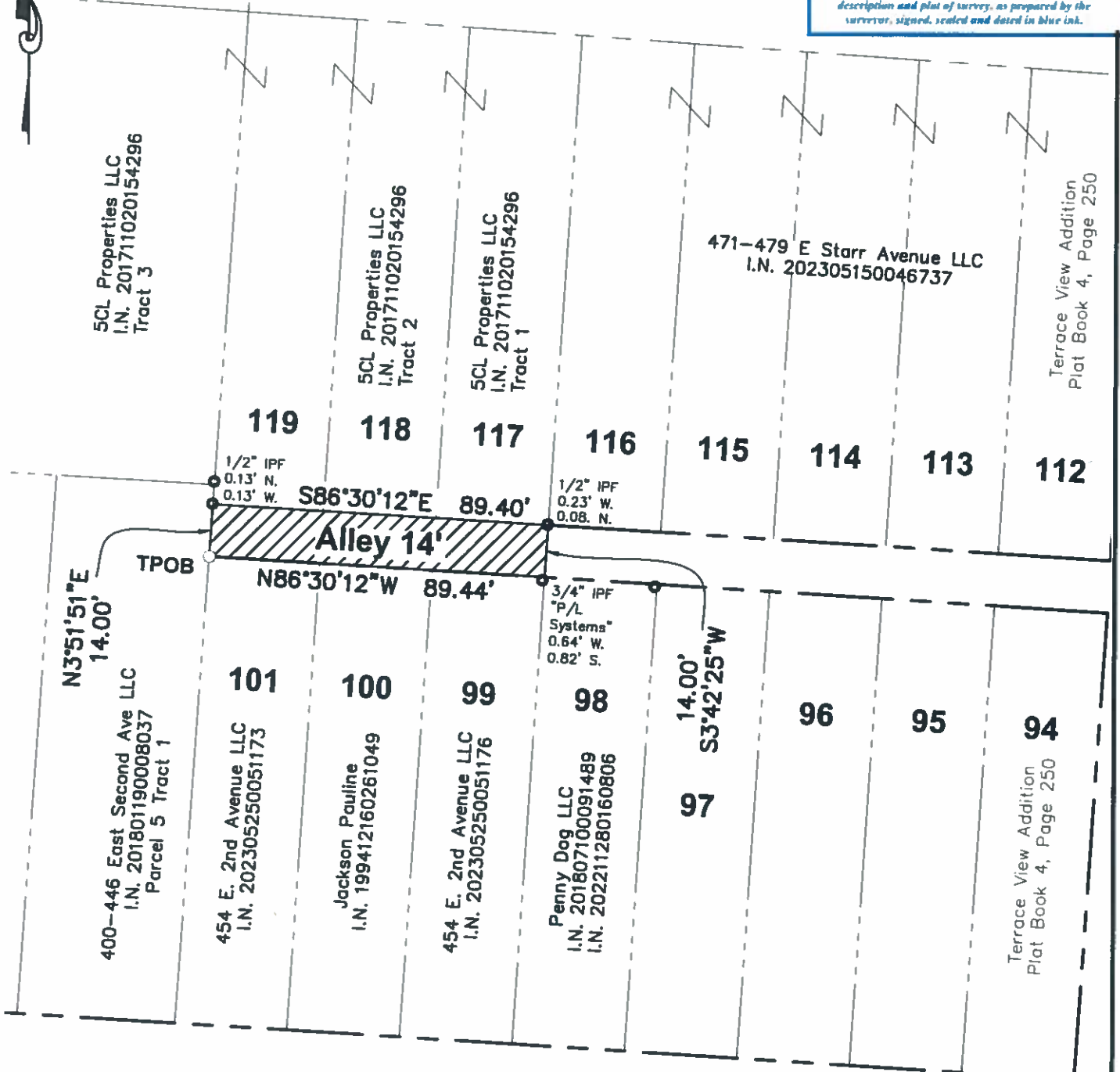
City of Columbus, Franklin County, Ohio
Half Section 4, Township 5, Range 22
Refugee Lands

PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.

BY: *jhorner*
09/11/2023

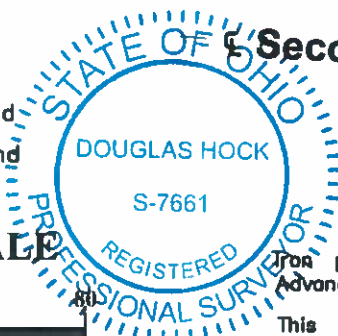
PENDING ORIGINALS
*Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.



Legend

- Iron Pin Set
- ⊗ PK Nail Set
- Iron Rod Found
- ⊙ Iron Pipe Found



GRAPHIC SCALE



1 inch = 40 feet

Second Avenue

Iron pins set are 5/8" diameter rebar, 30" long and capped Advanced 7661.

This exhibit is based on existing Franklin County Auditor's and Recorder's records and an actual field survey performed by Advanced Civil Design in June of 2020.

Bearings are based on the bearing of S 03° 45' 45" W for a portion of the Centerline of Cleveland Avenue as established by using a G.P.S. Survey (Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2011).

DRAWN BY: MJL	JOB NO.: 20-0029-168
DATE: 8/30/2023	CHECKED BY:

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Gohanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

1
1

Douglas Hock

9/11/23

Douglas R. Hock, P.S. 7661
Date:

Parcel Description
~ 0.029 Acres ~
North of Second Avenue
West of Cleveland Avenue
-1-

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Half-Section 4, Township 5, Range 22, Refugee Lands and containing 0.029 acres, said 0.029 acres being part of Alley (14') as dedicated upon the record plat of Terrace View Addition of record in Plat Book 4, Page 250, said 0.029 acres more particularly described as follows:

Beginning, at an Iron Pin set at the northwesterly corner of Lot 101 of said Terrace View Addition, southwesterly terminus of said Alley (14'), said corner also being in the easterly line of that tract of land described as Parcel 5, Tract 1 as conveyed to 400-446 East Second Ave LLC of record in Instrument No. 20180119000803;

Thence **N 03° 51' 51" E**, with the easterly line of said Parcel 5, Tract 1, westerly terminus of said Alley (14'), **14.00 feet** to the southwesterly corner of Lot 119 of said Terrace View Addition, witness a 1/2" iron pipe found 0.13' North and 0.13' West;

Thence **S 86° 30' 12" E**, with the southerly line of Lot 119, Lot 118, and Lot 117 of said Terrace View Addition, northerly right-of-way line of said Alley (14'), **89.40 feet** to the common corner of Lot 117 and Lot 116 of said Terrace View Addition, witness a 1/2" iron pipe found 0.23' West and 0.08' North;

Thence **S 03° 42' 25" W**, across said Alley (14'), **14.00 feet** to a common corner of Lot 98 and Lot 99 of said Terrace View Addition plat and in the southerly right-of-way line of said Alley (14"), witness a 3/4" iron pipe found capped "P/L Systems" 0.64' West and 0.82' South;

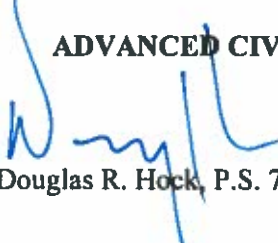
Thence **N 86° 30' 12" W**, with the northerly line of Lot 99, Lot 100, and Lot 101 of said Terrace View Addition, said line also being the southerly right-of-way line of said Alley (14'), **89.44 feet** to the **True Point of Beginning**, and containing **0.029 acres**, more or less.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on September 7, 2023 and is based on existing records and an actual field survey performed in June of 2020. A drawing of the above description has been prepared and is a part hereof.


All iron pins set are 5/8" diameter rebar, 30" long with a plastic inscribed "Advanced 7661".

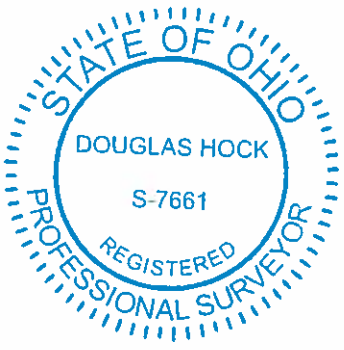
Bearings are based on the bearing of S 03° 45' 45" W for a portion of the Centerline of Cleveland Avenue between Gibbard Avenue and E. Starr Avenue, and as established by using a G.P.S. Survey (Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2011).

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661
9/11/23
Date:

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PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.
BY: Jhorner
09/11/2023

PENDING ORIGINALS
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STATE OF OHIO
DOUGLAS HOCK
S-7661
REGISTERED
PROFESSIONAL SURVEYOR