



2740 East Main Street
Bexley, Ohio 43209-2577
(614) 235-8677
Telefax (614) 235-4559
Email: info@myerssurveying.com

March 3, 2025

0.070 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, in Half Section 34, Section 20, Township 12, Range 21, Refugee Lands, being part of the 0.463 Acre tract conveyed to the City of Columbus, Ohio as shown of record on I.N. 202502240017768, also being a portion of railroad right-of-way declared as "Used in Operations" as delineated on the "Right of Way Track Map, The Toledo and Ohio Central Railway Company, Corning Division, East Columbus Branch – Main Line, Station 1046+65.2 to Station 1110+69.8, June 8, 1918" Panel V.-4./13. conveyed to the Pennsylvania Lines, LLC as shown of record in Inst. No. 200212180325195, now known as Norfolk Southern Railway Co., successor by merger, as shown of record in Inst. No. 200710260186473, and part of the 9.847 Acre tract conveyed to Complete General Construction Co., as shown of record in Deed Book 1758, P. 274, as adjudged in the fee ownership of said Norfolk Southern Railway Company in Franklin Court of Common Pleas, Case No. 21CV004936, on file in the Office of the Clerk of Courts, Franklin County, Ohio, all other records being in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing at a mag nail set at the intersection of the centerlines of East Livingston Ave. (80 feet wide) with Courtright Road (80 feet wide), being the northwest corner of said 9.847 Acre tract, said point being referenced by a 1 inch dia. iron pipe found South 40° 42' 46" East, 56.67 feet at the intersection of the south right-of-way line of said East Livingston Ave. with the east right-of-way line of said Courtright Road;

Thence, along the centerline of said East Livingston Ave., along the north line of said 9.847 Acre tract, South 85° 36' 31" East, 338.16 feet to a mag nail set on the westerly line of said Railway right-of-way, the southwest corner of a 0.0701 Acre tract conveyed to the City of Columbus, Ohio (ORV 19393C05) the northwest corner of said 0.463 acre tract and being the TRUE POINT OF BEGINNING;

Thence, along the centerline of said East Livingston Ave., along the north line of said 0.463 acre tract, along part of the north line of said 9.847 Acre tract, South 85° 36' 31" East, 76.48 feet to a mag nail set at the southeast corner of said 0.0701 Acre tract, the northwest corner of a 0.5803 Acre tract conveyed to Fimok, LLC (Inst. No. 201809060120482);

Thence, along part of the easterly line of said Railway right-of-way, part of the easterly line of said 0.463 Ac. tract, part of the westerly line of said 0.5803 Acre tract, the westerly line of a 2,612 square foot tract conveyed to the City of Columbus, Ohio (D.B. 2327, P. 189), South 33° 55' 41" East, 50.98 feet to an iron pipe set at the southwest corner of said 2,612 square foot tract;

Thence, across said 0.463 acre tract, across said Railway right-of-way, along the northerly line of a 0.029 acre tract conveyed to Norfolk Southern Railway Company, as shown of record in I.N. 20250225001870, North 85° 36' 31" West, 76.48 feet to a found 1 inch dia. iron pipe at the southeasterly corner of a 3,486 square foot tract conveyed to the City of Columbus, Ohio (D.B. 2307, P.234), the northwesterly corner of said 0.029 acre tract, the northeast corner of the remaining 4.392 acre tract conveyed to Livingston-Courtright Realty Ltd. (I.N. 201612290178686), being on the westerly line of said Railway right-of-way passing an iron pipe set for reference at 50.99 feet;

CONTINUED....

Thence, along part of the westerly line of said 0.463 acre tract, the easterly line of said 3,486 square foot tract, across said 9.847 acre tract, North 33° 55' 41" West, 50.98 feet to the point of beginning **CONTAINING 0.070 ACRES**, (3,059 Square feet). Iron pipes set are 30" x 1" O.D. System, South Zone, NAD 83 (CORS), Geoid Model "G 20185 U7". Said bearings originate from a field traverse which is referenced to said Coordinate system by GPS observation and observations of select stations in ODOT's Virtual Reference Station Newark. The portion of East Main Street. Having a bearing of 87° 35' 09" West, and monumented as shown on hereon is designated as the basis for this survey.

The foregoing description was prepared from a boundary survey by Myers Surveying Co., Inc. during February –April, 2020 and February 2025.,

Myers Surveying Company, Inc.

 3/3/2025

Joseph P. Myers, P.S. 7369

JPM/emf

(0.029 acre 201222020 Liv REV 03012025)



PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.
FRANKLIN COUNTY ENGINEER

BY: ALS/KS DATE: 03/08/2025

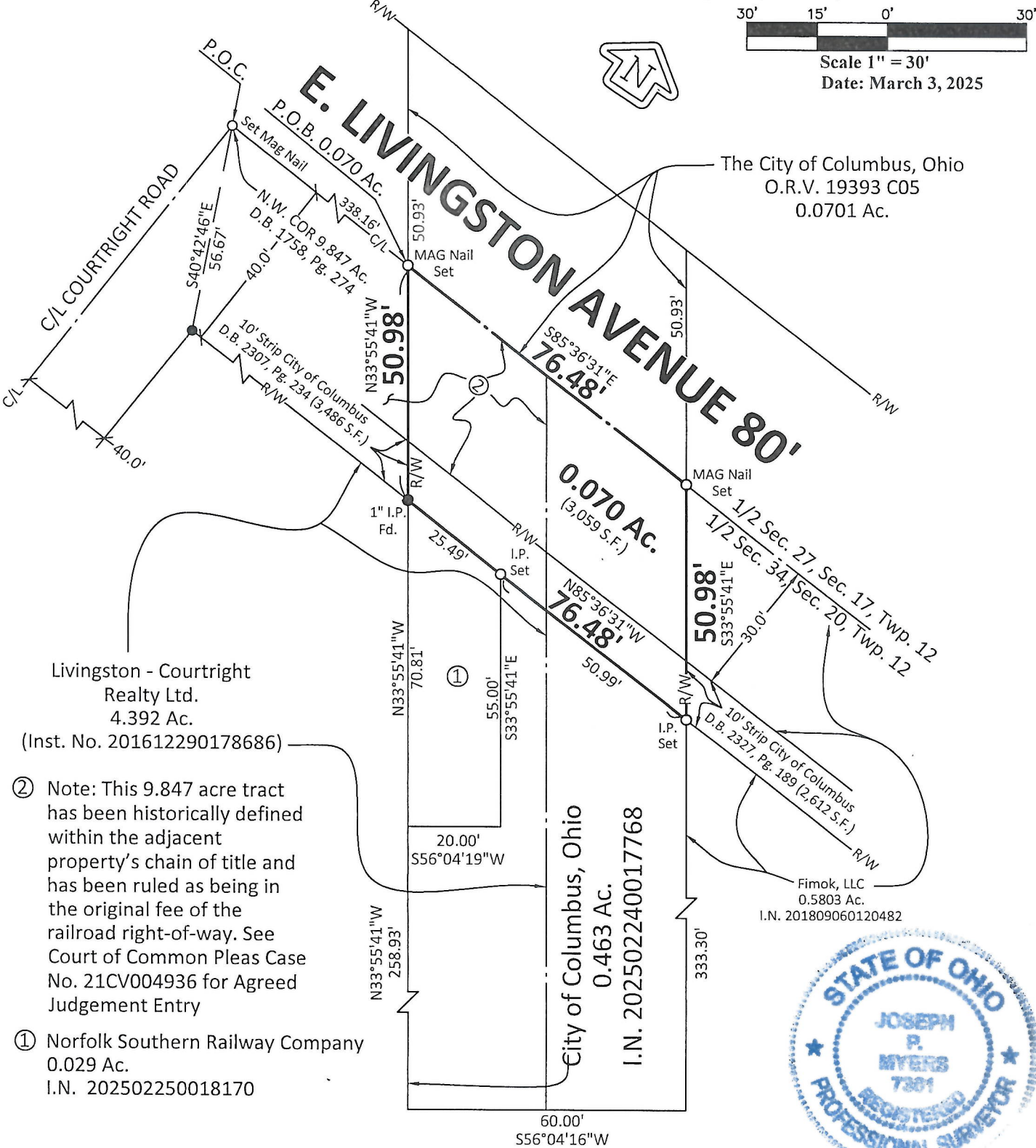


Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX:614-235-4559

A Boundary Survey prepared for and certified to:
City of Columbus, Ohio

Legal Description: Situated in the State of Ohio, County of Franklin, City of Columbus, in Half Section 34, Section 20, Township 12, Range 21, Refugee Lands, being 0.070 Acres, being a portion of rail road right-of-way declared as "Used in Operations" as delineated on the Right Of Way and Track Map, The Toledo and Ohio Central Railway Company, Corning Division, East Columbus Branch - Main Line, Station 1104+58.0 to Station 1211+67.7, "June 30, 1918" Panel V.4/14 Conveyed to the Pennsylvania Lines LLC, as shown of record in Inst. No. 200212180325195, now known as Norfolk Southern Railway Company, successor by merger as shown in Inst. No. 200710260186473, and part of the 9.847 Acre tract conveyed to Complete General Construction Company as shown of record in Inst. No. 201612290178686, as adjudged in the fee ownership of said Norfolk Southern Railway Company in Franklin Court of Common Pleas, Case No. 21CV004936, on file in the Office of the Clerk of Courts, Franklin County, Ohio, all other records being in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:



- ② Note: This 9.847 acre tract has been historically defined within the adjacent property's chain of title and has been ruled as being in the original fee of the railroad right-of-way. See Court of Common Pleas Case No. 21CV004936 for Agreed Judgement Entry
- ① Norfolk Southern Railway Company
0.029 Ac.
I.N. 202502250018170

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30"x1" O.D. with an orange plastic plug inscribed "MYERS P.S. 6579", unless otherwise noted. The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (CORS), Geoid Model "G 2018 U7". Said bearings originate from a field traverse which is referenced to said coordinate system by GPS observations and observations of select stations in ODOT's Virtual Reference Station Newark. The portion of East Main Street, having a bearing of North 87° 35' 09" West, and monumented as shown hereon is designated as the basis of bearing for this survey.



Myers Surveying Co., Inc

By *Joseph P. Myers*
3/3/2025
Professional Surveyor

Myers Order No.-2-01/21/2020	Rec.	Field	DWG.	Ltr.	Ck.

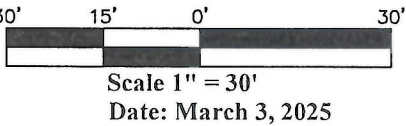
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3/3/2025
Professional Surveyor