



2-WD
Survey of Right of Way Acquisition
0.003 ACRES

Situated in the City of Columbus, Franklin County, State of Ohio and being part of Lot 1 and Lot 2 in Mrs. Fannie Thompson's Amended Plat of John G. Thompson's and others Subdivision (Plat Book 5, Page 494) and also being part of an original tract of land conveyed to Topvalco, Inc. by deed of record in Instrument Number 200212160322463 and being more particularly described as follows;

Commencing at a survey nail set at the intersection of the centerline of High Street (formerly known as Columbus-Worthington Road) (66' wide) with the centerline of 7th Avenue (R/W width varies);

Thence along the centerline of 7th Avenue North 74° 44' 08" East for a distance of 56.14 feet to a survey nail set;

Thence South 15° 15' 52" East for a distance of 23.54 feet to an iron pin set in the northerly right of way line of 7th Avenue, in the grantor's northerly property line and in the southerly line of a 0.147 acre tract conveyed to the City of Columbus by deed of record in Deed Book 2757, Page 120, said point being the **True Point of Beginning**;

Thence **South 14° 47' 07 East** for a distance of **3.31 feet** to an iron pin set;

Thence **South 56° 06' 48" West** for a distance of **9.20 feet** to an iron pin set;

Thence **South 28° 20' 12" West** for a distance of **23.90 feet** to an iron pin set;

Thence **South 08° 16' 11" East** for a distance of **14.15 feet** to an iron pin set;

Thence **South 81° 44' 08" West** for a distance of **3.43 feet** to an iron pin set in the easterly right of way line of High Street (dedicated in Plat Book 2, Page 82) and in the grantor's westerly property line;

Thence along the easterly right of way line of High Street and the grantor's westerly property line **North 08° 15' 52" West** for a distance of **12.89 feet** to a survey nail set at the southerly corner of a 0.004 acre tract conveyed to The City of Columbus by deed of record in Instrument Number 201010290144692;

Thence along the grantor's northwesterly property line, the easterly line of said City of Columbus 0.004 acre tract, and the southerly line of 7th Avenue **North 28° 20' 12" East** for a distance of **33.74 feet** to a survey nail set at the northeasterly corner of said City of Columbus 0.004 acre tract, said point also being in the southerly line of said City of Columbus 0.147 acre tract;

Thence continuing along the southerly line of 7th Avenue and the grantor's northerly property line **North 75° 12' 53" East** for a distance of **5.51 feet** to the **True Point of Beginning** and containing **0.003 acres (135.86 Sq.Ft.)**, more or less, and being subject to all legal easements, agreements, and rights-of-way of record.

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor Number 7803 from an actual field survey performed in 2015.

The bearings in this description are referenced to the Ohio State Plane Coordinate System (South Zone), NAD 83 with 2011 NSRS Adjustment with the easterly line of High Street being North 08° 15' 52" West.
Iron pins set are 5/8"x30" rebar topped by an orange plastic identification cap, stamped "KNE" and "PS7803".

Daniel L. Quick, P.S.7803
Korda-Nemeth Engineering Inc.



May 16, 2017
Date
Rev: 6/16/17