

# ROW exhibit for portions of Cochrane Ave. and a 12 ft/15 ft. Alley

Partition of Elizabeth Stambaugh Estate Franklin County Court Common Pleas Completed Record 39, PG. 339. LOT 6

TIME WARNER CABLE MIDWEST LLC.,  
1.002 ACRES  
IN # 201302110023890

Partition of Elizabeth Stambaugh Estate Franklin County Court Common Pleas Completed Record 39, PG. 339. LOT 5

N04°30'00"E  
12.00'

POB 2  
AREA 2

S85°30'00"E 154.40'

AREA 2 = 0.067 ACRES

12' WIDE ALLEY (P.B. 7, PG. 102)

N85°30'00"W 139.40'

LOT 1

MOGHTADA A. TAGHAVI  
LOT 1-3

IN # 200906230090768

LOT 2

PLAT OF WOLFEL ADDITION TO THE CITY OF COLUMBUS OHIO  
P.B. 7, PG. 102

LOT 3

SFG COLUMBUS PARSONS LLC.  
1.821 ACRES  
IN # 202107290134123

PLAT OF WOLFEL ADDITION TO THE CITY OF COLUMBUS OHIO  
P.B. 7, PG. 102

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

MOGHTADA A. TAGHAVI  
LOT 5-9  
IN # 200906230090768

N04°30'00"E 72.06'

15' WIDE ALLEY  
(P.B. 7, PG. 102)

S04°30'00"W 84.06'

N85°30'00"W  
15.00'

CITY OF COLUMBUS OHIO  
LOT 4

P.K. NAIL SET (typ.)

S85°30'00"E 122.00'

COCHRANE AVE. (50' R/W)  
(Originally dedicated as Caroline Ave.  
See Ord No. 563-57.)

SET 3/4" IRON PIPE-30" LONG  
(CAPPED TT) (typ.)

N04°30'00"E  
50.00'

AREA 1 = 0.140 ACRES

Basis of Bearings:  
Bearings are based on the North line of the 15' wide Alley, as being S 85°30'00" E, as shown on P.B.7, PG. 102

N85°30'00"W 122.00'

0.176 ACRES

LOT 10

MOGHTADA A. TAGHAVI  
LOT 10-14 & 0.176 ACRES  
IN # 200906230090768

LOT 11

LOT 12

LOT 13

LOT 14

S04°30'00"W 50.00'

Situated in the State of Ohio, County of Franklin, Columbus Ohio, being part of a strip of Cochrane Ave (50' ROW), and a 15' Wide Alley by Lots 1-9, PLAT OF WOLFEL ADDITION TO THE CITY OF COLUMBUS OHIO, as delineated, of record in P.B. 7, PG. 102, records of the Recorder's Office, Franklin County, Ohio,



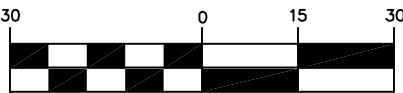
2250 PARSONS AVE.  
State of Ohio, County of Franklin, in City of Columbus

CERTIFICATION: THIS PLAT IS PREPARED FROM RECORDS ON FILE AT THE FRANKLIN COUNTY AUDITOR, RECORDER & ENGINEER'S OFFICES AND THE PERFORMED UNDER THE DIRECT SUPERVISION OF MICHAEL R. ZISKA, REGISTERED SURVEYOR #8621 ON APRIL 30TH 2024 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BY:  
MICHAEL R. ZISKA REGISTERED STATE OF OHIO  
PROFESSIONAL SURVEYOR No. 8621  
DATE OF PLAT: 4/30/2024



GRAPHIC SCALE



1 inch = 30 ft.