

**RIGHT OF WAY DESCRIPTION**  
**0.045 ACRE**

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey Number 1393, being comprised of part of that 0.037 acre tract conveyed to City of Columbus, Ohio, as right of way for Belle Street, by deed of record in Instrument Number 199812280333205, and all of the existing right of way of Belle Street dedicated in Plat Book 127, Page 91 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a magnetic nail set at the intersection of the northerly right of way line of Capital Street (Plat Book 127, Page 91, 34' wide) and the westerly right of way line of said Belle Street (Plat Book 37, Page 412, variable width), the southeasterly corner of Lot 1 of the subdivision entitled "Scioto Peninsula", of record in Plat Book 127, Page 91;

Thence with the boundary of said Lot 1 the following courses and distances:

North 08° 09' 30" West, a distance of 42.94 feet to an iron pin set at the TRUE POINT OF BEGINNING for this description;

South 81° 50' 30" West, a distance of 13.68 feet to an iron pin set;

North 08° 09' 30" West, a distance of 121.82 feet to a magnetic nail set; and

North 37° 38' 47" West, a distance of 28.59 feet to a magnetic nail found in the southerly right-of-way line of West Broad Street (Plat Book 127, Page 91, 95' wide);

Thence South 66° 46' 49" East, crossing said 0.037 acre tract, a distance of 32.51 feet to a magnetic nail set in the original westerly right of way line of said Belle Street (Plat Book 37, Page 412, variable width);

Thence South 08° 09' 30" East, with said original westerly right of way line, a distance of 129.78 feet to the TRUE POINT OF BEGINNING, containing 0.045 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearing of North 08° 09' 30" West, assigned to the westerly right of way line of Belle Street and shown on the recorded plat of "Scioto Peninsula Subdivision", a subdivision of record in Plat Book 127, Page 91, Recorder's Office, Franklin County, Ohio, is designated the basis of bearings for this description.

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in October, 2023.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Matthew A. Kirk*

3 April 25

Matthew A. Kirk

Date

Professional Surveyor No. 7865

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**PRELIMINARY APPROVAL**

ADAM W. POWLER, P.E., P.S.

*Wiggins*

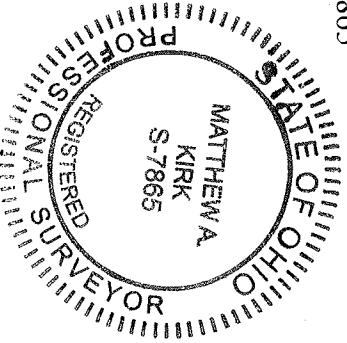
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**PENDING ORIGINALS**

\*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.





Exors. Mechwart, Hombleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
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emht.com

**RIGHT OF WAY EXHIBIT**  
VIRGINIA MILITARY SURVEY NUMBER 1393  
CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: April 3, 2025 Scale: 1" = 30' Job No: 2024-0969 Sheet No: 1 of 1

M.L. SULLIVANT'S  
WESTERN ADDITION  
P.B. 1, P. 268

WEST BROAD  
STREET (95')

CITY OF COLUMBUS, OHIO  
0.037 AC. (DEED)  
I.N. 199812280333205

P.B. 127, P. 91

P.B. 127, P. 91

SULLIVANT AND MITCHELL'S  
PLAT WEST OF SCIOTO RIVER  
P.B. 37, P. 412

BELLE STREET (66')

CITY OF COLUMBUS, OHIO  
0.037 AC. (DEED)  
I.N. 199812280333205

SCIOTO PENINSULA SUBDIVISION  
P.B. 127, P. 91  
LOT 1

0.045 AC.  
S08°09'30"E 129.78'

N08°09'30"W 121.82'

S81°50'30"W  
13.68'

N08°09'30"W  
42.94'

R/W

CAPITAL STREET (PUBLIC, 34')  
P.B. 127, P. 91

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S66°46'49"E	32.51'

**BASIS OF BEARINGS:**

The bearing of N08°09'30"W assigned to the westerly right of way line of Belle Street and shown on the recorded plat of "Scioto Peninsula Subdivision", a subdivision of record in Plat Book 127, Page 91, Recorder's Office, Franklin County, Ohio.

**SURVEY NOTE:**

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in October, 2023.

- Iron Pin Set
- Iron Pin Found
- Stone Found
- ◆ P.K. Nail Found
- Monument Found
- Magnetic Nail Set
- Magnetic Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes  
30" long with cap inscribed EMHT INC.



SCALE (in feet)

By *Matthew A. Kirk*

Matthew A. Kirk  
Professional Surveyor No. 7865  
mkirk@emht.com

Date

