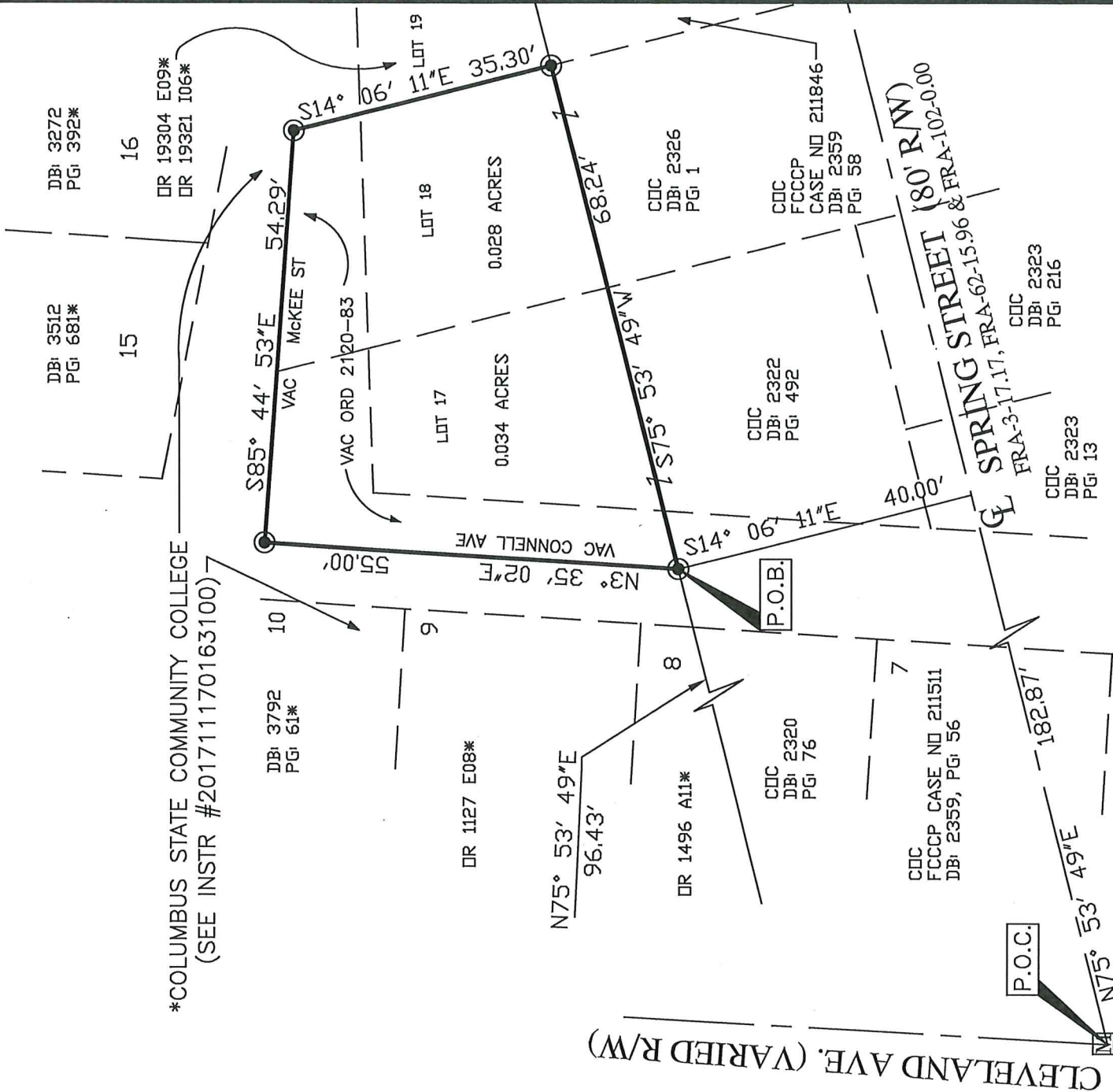




0.062 Acre Tract As conveyed to the City of Columbus Franklin County, Ohio

Situated in the State of Ohio, County of Franklin, City of Columbus, and located in Half Section 12, Township 5, Range 22, Refugee Lands, being parts of Lots 17 and 18 of John C. Bullitt's Eighth Street Addition (P.B. 3 PG 299)



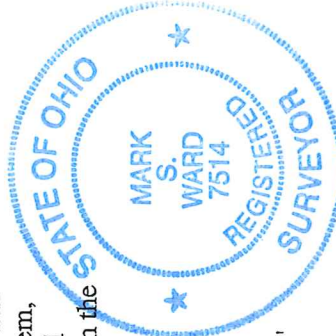
SCALE IN FEET

Basis of Bearings:

The bearings system shown hereon is based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, and were established utilizing ODOT RTN system, GPS equipment and procedures with an established bearing of N 75 degrees 53 minutes 49 seconds E on the centerline of Spring Street.

LEGEND

- Monument Box
- 5/8"x 30" rebar with caps stamped "RII"



RESOURCE INTERNATIONAL INC.
6350 PRESIDENTIAL GATEWAY
COLUMBUS, OHIO 43231
(614) 823-4949

I hereby state that the above map was prepared from record information and field measurements conducted by Resource International, Inc. in April 2024.

Mark S. Ward
Mark S. Ward
P.S. S-7514
Date
3-9-25

Description of a 0.062 Acre Tract

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of Half Section 12, Township 5, Range 22, Refugee Lands and being parts of Lots 18 and 17 of John C. Bullitt's Eighth Street Addition to the City of Columbus as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, Page 299, and as conveyed to the City of Columbus by deeds of record in Deed Book 2326, Page 1 and Deed Book 2322, Page 492, all references being to those records of the Office of Recorder, Franklin County, Ohio unless otherwise noted and being parts of Connell Avenue and McKee Street as vacated by the City of Columbus by Ordinance No. 2120-83, Section One and being more particularly bounded and described as follows:

Commencing at an iron pin found in a monument box found at the centerline intersection of the realigned Spring Street (80.00 foot right-of-way as delineated on the right-of-way plan set of FRA-3-17.17, FRA-62-15.96 & FRA-102-0.00, on file with ODOT District 6, Delaware, Ohio) and Cleveland Avenue;

Thence with the centerline of realigned Spring Street **North 75 degrees 53 minutes 49 seconds East**, a distance of **182.87 feet** to a point;

Thence leaving said centerline **North 14 degrees 06 minutes 11 seconds West**, a distance of **40.00 feet** to an iron pin set in the northerly right-of-way of said realigned Spring Street, said iron pin being the **True Point of Beginning** of the following herein described tract;

Thence with the center of vacated Connell Avenue and a line of said Connell Avenue accreted into lots 8, 9 and 10 of said John C. Bullitt's Eighth Street Addition conveyed to Columbus State Community College by deed of record in Official Record 1496 A11, Official Record 1127 E08 and Deed Book 3792 page 61, respectively, (See Instrument Number 201711170163100), **North 03 degrees 35 minutes 02 seconds East**, a distance of **55.00 feet** to an iron pin set in the center of McKee Street vacated by Ordinance No. 2120-83;

Thence with said center of vacated McKee Street and a line of the said McKee Street accreted into lots 15 and 16 of said John C. Bullitt's Eighth Street Addition conveyed to Columbus State Community College by deed of record in Deed Book 3512 page 681 and Deed Book 3272 page 392, respectively, (See Instrument Number 201711170163100), **South 85 degrees 44 minutes 53 seconds East**, a distance of **54.29 feet** to an iron pin set;

Thence with a line through said vacated McKee Street and the line between said Lot 18 and Lot 19 of said John C. Bullitt's Eighth Street Addition conveyed to Columbus State Community College by deed of record in Official Record 19304 E09, rerecorded in Official Record 19321 I06 (See Instrument Number 201711170163100), **South 14 degrees 06 minutes 11 seconds East**, a distance of **35.30 feet** to an iron pin set in the northwesterly right-of-way of the said realigned Spring Street as delineated on the said right-of-way plan set of FRA-3-17.17, FRA-62-15.96 & FRA-102-0.00, on file with ODOT District 6, Delaware, Ohio;

Thence with said right-of-way of the said realigned Spring Street, **South 75 degrees 53 minutes 49 seconds West** a distance of **68.24 feet** to the **True Point of Beginning** and **containing 0.062 Acres** more or less, of which 0.034 acres more or less are the remainder of said Lot 17 plus a portion of said vacated Connell Avenue and a portion of said vacated McKee Street, no Auditor's parcel number currently assigned, and 0.028 acres more or less are the remainder of said Lot 18 plus a portion of said vacated McKee Street, being part of Auditor's parcel 010-004342.

Iron pins set are 5/8"x 30" rebars with caps stamped "RII".

The basis of bearings for the foregoing description is the Ohio State Plane Coordinate System, South Zone (NAD 83) and was established utilizing O. D. O. T.'s RTN System, GPS equipment and procedures with an established bearing of North 75 degrees 53 minutes 49 seconds East on the centerline of the realigned Spring Street.

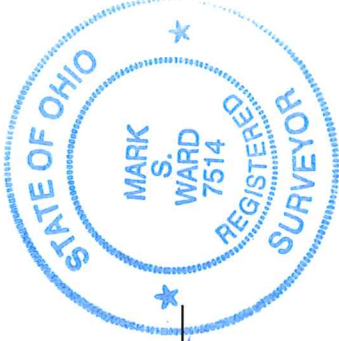
This description was prepared from existing records and a field survey performed in April 2024.

Resource International, Inc.



Mark S. Ward, P.S. No. S-7514

Date: 3-4-25



PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

ajstuart

02/27/2025 7:40:21 AM

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.