



1.420 Acre Tract

Being situated in the State of Ohio, County of Franklin, City of Columbus, Section 8, Half Section 10, Township 5, Range 22, Refugee Lands and being part of Lots 22, 24, 25, 26, 29, 30 & 40, all of Lots 22, 24, 25, 26, 29, 30, & 40, and a part of Reserve 'A' as delineated on the Master Commissioner's Plat of the North Graveyard Addition, as partitioned by the Franklin County Court of Common Pleas in Complete Record 57, Page 1, and subsequently recorded in Plat Book 2, Page 355, as recorded in the Franklin County Recorder's Office, and being a portion of the 1.535-acre tract conveyed to the City of Columbus, Ohio in Instrument Number 202207060099181, and all of Space Street as vacated in City of Columbus Ordinance No. 530-95, and portions of Market Street and a 10-foot public alley vacated by Ordinance No. 0979-2021, and being more particularly described as follows:

Beginning at a mag nail found with an E.P. Ferris flasher at the southwesterly corner of Lot 37 of the North Graveyard Addition, said point being along the existing northerly line of Vine Street (50' Wide), the easterly line of Reserve 'A' of the North Graveyard Addition, known commonly as the Kerr Tract, said point also being the southwesterly corner of vacated Space Street (39' Wide) (vacated by Ord. 530-95), and the northeasterly corner of a 0.154-acre portion of Reserve 'A' as appropriated by the City of Columbus in Franklin County Court of Common Pleas Case No. 22CV-92, recorded in Instrument Number 202204260064112 and confirmed as a public right of way in Ord. No. 3122-2021;

Thence along the existing northerly line of Vine Street, passing through Reserve 'A' and said Kerr Tract, **North 86° 24' 13" West** for a distance of **78.55 feet** to a mag nail found at the southeasterly corner of a 0.573-acre tract conveyed to the City of Columbus, Ohio, in Instrument Number 202206300097134;

Thence leaving the existing northerly line of Vine Street, and with the easterly line of said 0.573-acre tract, through Reserve 'A' and said Kerr Tract, **North 08° 32' 30" West** for a distance of **65.31 feet** to a mag nail set;

Thence continuing on the easterly line of said 0.573-acre tract, through Reserve 'A' and said Kerr Tract, **North 84° 54' 54" West** for a distance of **13.39 feet** to a point in a shared party wall, referenced by a mag nail found, North 50° 05' 06" East at a distance of 5.00 feet;

Thence continuing on the easterly line of said 0.573-acre tract, through Reserve 'A' and said Kerr Tract, and along said shared party wall, **North 03° 34' 58" East** for a distance of **191.55 feet** to a point on the existing southerly line of Spruce Street (Width Varies) and the southerly line of a 10-foot strip dedicated to the City of Columbus by deed of record in Deed Book 285, Page 129, said point being referenced by a mag nail found, at 5.00-feet extended into the Spruce Street right of way;

Thence along the existing southerly line of Spruce Street, the southerly line of said City of Columbus tract, Lot 23 declared as right of way in Ord. No. 11,046, dated February 3, 1896, passing through Market Street (40' in width dedicated in said North Graveyard Addition) and a portion of Lot 22 declared as public right of way by Ord. 6591 dated October 26, 1891, **South 86° 28' 45" East** for a distance of **232.64 feet** to a mag nail found at the intersection of the existing southerly line of Spruce Street and the northwesterly corner of a 0.115-acre tract as conveyed to the City of Columbus, Ohio by deed of record in Instrument Number 202211040153022;

Thence along the westerly line of said 0.115-acre tract, and across Lots 22, 25, 26, 29, 30, and 40 and said vacated 10-foot public alley, **South 08° 15' 02" East** for distance of **219.27 feet** to a mag nail found at an angle point on the existing westerly line of Wall Street;

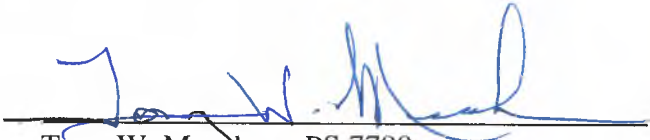
Thence continuing along the westerly line of said 0.115-acre tract, and across Lot 40, **South 36° 47' 11" West** for a distance of **7.77 feet** to a mag nail found in the existing northerly line of Vine Street, said point also being on the southerly line Lot 40;



Thence along the existing northerly line of Vine Street, the southerly line of Lots 37-40, the southerly line of Market Street and the southerly line of vacated Space Street, **South 81° 49' 24" West** for a distance of **171.29 feet** to the **True Point of Beginning**, containing **1.420 Acres**, all of which is within Auditor's Parcel Number 010-307276, subject however to all other legal rights of way, easements and agreements of record.

The bearings are based on the existing northerly line of Vine Street being S 81°49'24" West as referenced to the State Plane Coordinates Ohio South Zone, NAD83 with 2011 NSRS Adjustment.

Based on actual field observations made in December 2022.


Tony W. Meacham, PS 7799
Korda/Nemeth Engineering, Inc.



3/27/23
Date

PLAT OF SURVEY

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 8, Half Section 10, Township 5, Range 22, Refugee Lands and being part of Lots 22, 24, 25, 26, 29, 30, & 40, all of Lots 27, 28, & 31-39, the vacated portions of Market Street, Space Street, and a 10-foot public alley, and a part of Reserve "A" of Master Commissioner's Plat of the North Graveyard Addition, as partitioned by the Franklin County Court of Common Pleas in Complete Record 57, Page 1, and subsequently recorded in Plat Book 2, Page 355, as recorded in the Franklin County Recorder's Office.

BASIS OF BEARINGS: THE BEARINGS SHOWN UPON THIS PLAT ARE BASED ON THE EXISTING NORTHERLY LINE OF VINE STREET BEING S 81°49'24" W AS REFERENCED TO THE STATE PLANE COORDINATES OHIO SOUTH ZONE, NAD83 WITH 2011 NSRS ADJUSTMENT.

MONUMENT LEGEND

- ⊙ - 5/8"x30" Iron pin set
- - Survey nail set
- ⊙ - 3/4" Iron pipe found
- - Iron pin found
- △ - Survey nail found



Flood Data:

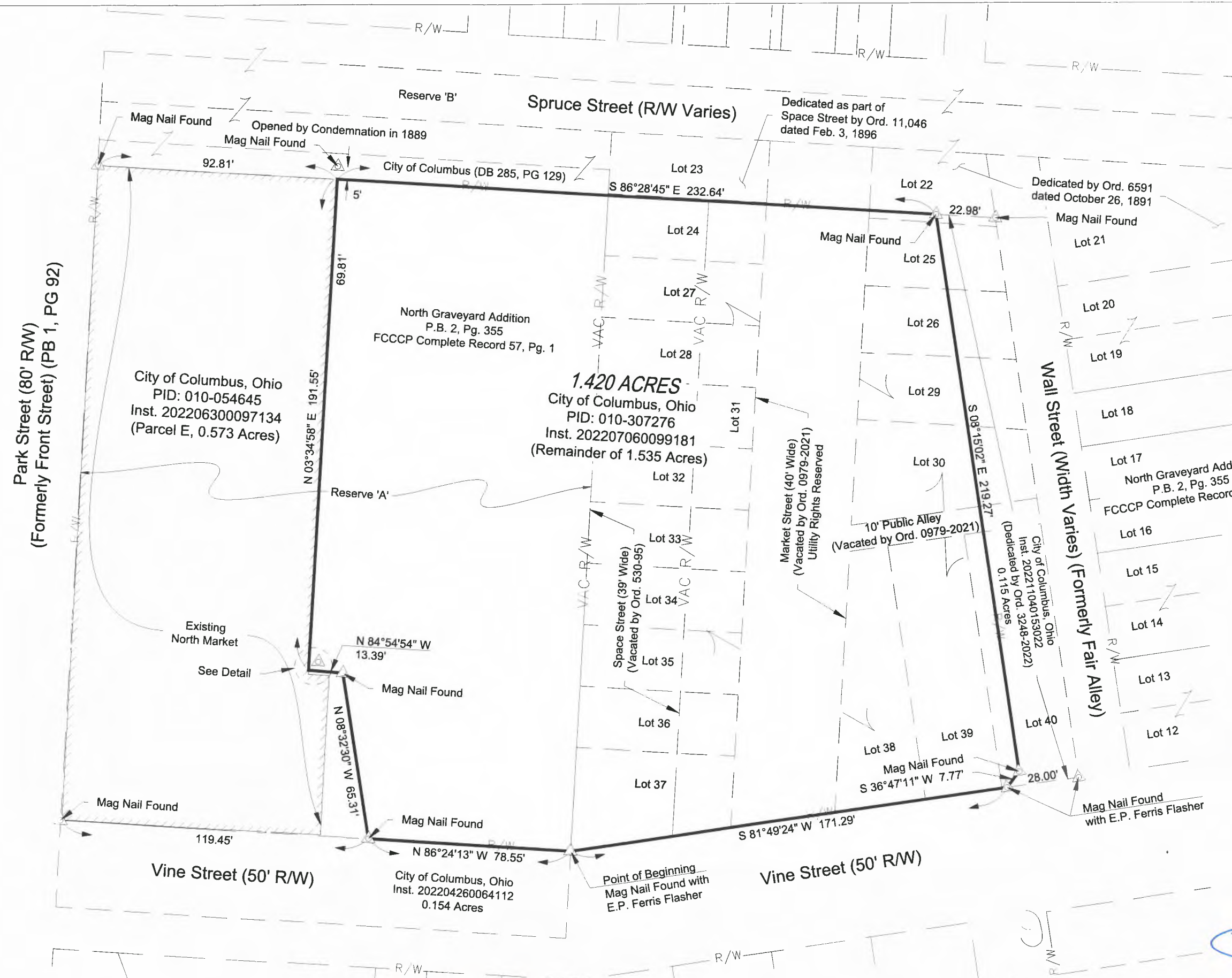
The lots delineated on this plat are found on non-printed F.E.M.A. community panel No.39049C0307K dated 06/17/08. The property is located in Zone X and are therefore not in a flood hazard area.



CERTIFICATION:
I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

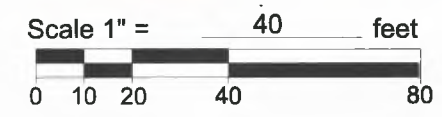
Tony W. Meacham
REGISTERED SURVEYOR NO. 7799

4/21/23
DATE



PLAT OF SURVEY
Survey Performed at the request of: Ice Miller LLP

KORDA Korda/Nemeth Engineering, Inc - Consulting Engineers
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DATE	JOB#
03/21/2023	2022-7442
REVISION	DRAWN
04/21/2023	DKS
CHECKED	TWM

