

J & J Surveying Services, Inc.

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December 17, 2020

Description of part of a 10' wide alley in Columbus, Ohio

SITUATED in the State of Ohio, County of Franklin, City of Columbus, being a part of Half Section 23, Township 3, Range 22, Refugee Lands, and being part of a 10' wide alley, the first alley west of Oakwood Ave. north of Fulton St., as dedicated and delineated on the plat of Clara A. Kinnear's Oakwood Ave. Addition, Plat Book (P.B.) 7, pg. 5, Franklin County Recorders' Office;

All records referred to are those of record in the Franklin County Recorder's Office, unless otherwise noted;

BEGINNING at the southeast corner of Lot 34 as shown on the Amended Plat of James J. Beards Subdivision, P.B. 2, pg. 240, being referenced by a found 3/4" iron pipe (0.006' N, 0.44' W), and being the intersection of the north right of way line of Fulton St. (60' wide) and the west line of Glover Al. (20' wide, also see D.B. 331, pg. 75), both dedicated in said James J. Beard Subdivision;

THENCE South 88 degrees 32 minutes 15 seconds East 50.01 feet, crossing the said Glover Al., along the north right of way line of the said Fulton St. and the south line of Lot 13 of the said Clara A. Kinnear's Oakwood Ave. Addition, to a set iron pin, being the southeast corner of the said Lot 13, the intersection of the north right of way line of the said Fulton St. and the west right of way line of the said 10' wide alley, and being the True Point of Beginning;

THENCE North 03 degrees 37 minutes 21 seconds East 66.00 feet, along the east line of the said Lot 13 and the west right of way line of the said 10' wide alley, to a set iron pin;

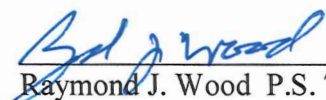
THENCE South 88 degrees 32 minutes 15 seconds East 10.01 feet, crossing the said 10' wide alley, to a set iron pin in the east right of way line of the said 10' wide alley and being the southwest corner of Lot 10 and the northwest corner of Lot 11 of the said Clara A. Kinnear's Oakwood Ave. Addition;

THENCE South 03 degrees 37 minutes 21 seconds West 66.00 feet, along the east right of way line of the said 10' wide alley, the west line of the said Lot 11, and the west line of Lot 12 of the said Clara A. Kinnear's Oakwood Ave. Addition, to a set iron pin, being the southwest corner of the said Lot 12, and the intersection of the north right of way line of the said Fulton St. and the east right of way line of the said 10' wide alley;

THENCE North 88 degrees 32 minutes 15 seconds West 10.01 feet, to the True Point of Beginning, having an area of 660 square feet or 0.015 acres, according to a survey by J&J Surveying Services, Inc. in December of 2020, under the direct supervision of Raymond J. Wood, P.S. 7745;

The bearings described herein are based on the Ohio State Plane coordinate system, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the north right of way line of Fulton St., having a bearing of South 88 degrees 32 minutes 15 seconds East, and monumented as described herein, is designated the "Basis of Bearing" for this survey.

All iron pins set are 5/8" in diameter, 30" long, with a cap stamped "J&J SURVEYING".


Raymond J. Wood P.S. 7745

12/17/2020
date

