

Partial Alley Vacation Exhibit

~ 0.041 ACRES ~

City of Columbus, Franklin County, Ohio
Section 22, Township 5, Range 22,
Refugee Lands



168

Nationwide Children's Hospital
I.N. 202101080005181 **225**

Nationwide Children's Hospital
I.N. 202101080005181
Tract I

169

P.I.D. 010-028748

S86°32'04"E
20.00'

Nationwide Children's Hospital
0.209 Ac.
I.N. 201411210155990
(See City of Columbus Ord. #1588-2014)

Tract V

Nationwide Children's Hospital
I.N. 202101080005181 **224**

170

Swayne's Additions to the
City of Columbus
P.B. 2, P. 35

TPOB
0.041 Ac.

N3°31'48"E 90.00'

PUTNAM ALLEY 20'

S3°31'48"W 90.00'

Nationwide Children's Hospital
I.N. 202109300175204 **223**

171

Tract IV

222

Nationwide Children's Hospital
I.N. 202101080005181

172

N86°32'04"W
20.00'

221

Rodriguez Properties LLC
I.N. 201106090072938

E. BECK STREET



GRAPHIC SCALE



1 inch = 30 feet

Iron pins set are 5/8" diameter rebar, 30" long and capped Advanced 7661.

This exhibit is based on existing Franklin County Auditor's and Recorder's records and an actual field survey performed by Advanced Civil Design in March of 2021.

Bearings are based on the bearing of S 69° 11' 45" E for a portion of the northerly right-of-way line of Denton Alley between Ann Street and Seventeenth Street and as established by using a G.P.S. Survey (Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2011).

DRAWN BY: BCK	JOB NO.: 21-0085-11
DATE: 12/15/21	CHECKED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Douglas R. Hock

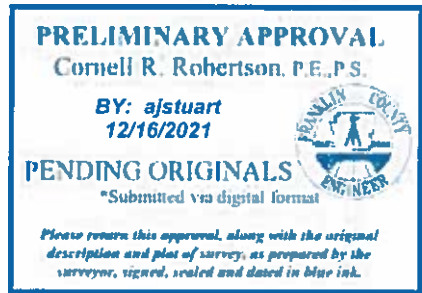
Douglas R. Hock, P.S. 7661

12/17/21

Date:

Parcel Description
~ 0.041 Acres ~
South of Livingston Avenue
West of S. 17th Street

-1-



Situated in the State of Ohio, County of Franklin, City of Columbus, being in Section 22, Township 5, Range 22, Refugee Lands and containing 0.041 acres, said 0.041 acres being part of Putnam Alley (20') as dedicated upon the record plat of Swayne's Additions to the City of Columbus of record in Plat Book 2, Page 35, 0.041 acres more particularly described as follows:

Beginning, at a P.K. nail set at the southwesterly corner of that 0.209 acre tract of land as conveyed to Nationwide Children's Hospital of record in Instrument No. 201411210155990, said corner also being the southwesterly portion of Putnam Alley (20') declared as "excess right-of-way" by the City of Columbus in Ordinance #1588-2014, being in the easterly line of that tract of land described as Tract I as conveyed to Nationwide Children's Hospital of record in Instrument No. 202101080005181, at the northwesterly corner of said remaining Putnam Alley (20') and at a common corner of Lot 169 and 170 of said Swayne's Additions plat;

Thence **S 86° 32' 04" E**, with the southerly line of said 0.209 acre tract, along the southerly terminus of the vacated portion and northerly terminus of said remaining Putnam Alley (20'), **20.00 feet** to a P.K. nail set at a common corner thereof, said corner also being the southwesterly corner of that tract of land described as Tract V as conveyed to Nationwide Children's Hospital of record in Instrument No. 202101080005181, the northwesterly corner of that tract of land as conveyed to Nationwide Children's Hospital of record in Instrument No. 202109300175204 and the common corner of Lot 224 and Lot 223 of said Swayne's Additions plat;

Thence **S 03° 31' 48" W**, with the easterly right-of-way line of said remaining Putnam Alley (20'), the westerly line of said Nationwide Children's Hospital tract (I.N. 202101080005181), the westerly line of that tract of land described as Tract IV as conveyed to Nationwide Children's Hospital of record in Instrument No. 202101080005181 and the westerly lines of Lots 223 and 222 of said plat, **90.00 feet** to an iron pin set at the southwesterly corner of said Tract IV, also being the northwesterly corner of that tract of land as conveyed to Rodriguez Properties LLC of record in Instrument No. 201106090072938 and the common corner of Lot 222 and Lot 221 of said Swayne's Additions plat;

Thence **N 86° 32' 04" W**, across said remaining Putnam Alley (20'), **20.00 feet** to a P.K. nail set in the easterly line of said Tract I, the westerly right-of-way line of said Putnam Alley (20') and being at the common corner of Lot 172 and Lot 171 of said plat;

Thence **N 03° 31' 48" E**, with the easterly line of said Tract I, the easterly lines of Lot 171 and Lot 170 of said plat and along said westerly right-of-way line, **90.00 feet** to the **True Point of Beginning**, and containing **0.041 acres**, more or less.

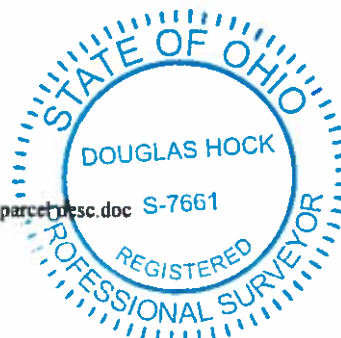
Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on December 16, 2021 and is based on existing records and an actual field survey performed in March of 2021. A drawing of the above description has been prepared and is a part hereof.

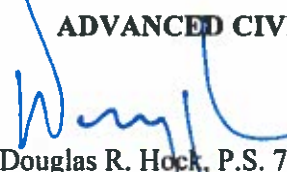
All iron pins set are 5/8" diameter rebar, 30" long with a plastic inscribed "Advanced 7661".

Bearings are based on the bearing of S 69° 11' 45" E for a portion of the northerly right-of-way line of Denton Alley between Ann Street and Seventeenth Street and as established by using a G.P.S. Survey (Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2011).

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

Z:\21-0085-11\survey\21-0085-11 0.041 ac parcel desc.doc S-7661



ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661

12/17/21
Date:

Parcel Description
~ 0.041 Acres ~
South of Livingston Avenue
West of S. 17th Street
-1-

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Section 22, Township 5, Range 22, Refugee Lands and containing 0.041 acres, said 0.041 acres being part of Putnam Alley (20') as dedicated upon the record plat of Swayne's Additions to the City of Columbus of record in Plat Book 2, Page 35, 0.041 acres more particularly described as follows:

Beginning, at a P.K. nail set at the southwesterly corner of that 0.209 acre tract of land as conveyed to Nationwide Children's Hospital of record in Instrument No. 201411210155990, said corner also being the southwesterly portion of Putnam Alley (20') declared as "excess right-of-way" by the City of Columbus in Ordinance #1588-2014, being in the easterly line of that tract of land described as Tract I as conveyed to Nationwide Children's Hospital of record in Instrument No. 202101080005181, at the northwesterly corner of said remaining Putnam Alley (20') and at a common corner of Lot 169 and 170 of said Swayne's Additions plat;

Thence **S 86° 32' 04" E**, with the southerly line of said 0.209 acre tract, along the southerly terminus of the vacated portion and northerly terminus of said remaining Putnam Alley (20'), **20.00 feet** to a P.K. nail set at a common corner thereof, said corner also being the southwesterly corner of that tract of land described as Tract V as conveyed to Nationwide Children's Hospital of record in Instrument No. 202101080005181, the northwesterly corner of that tract of land as conveyed to Nationwide Children's Hospital of record in Instrument No. 202109300175204 and the common corner of Lot 224 and Lot 223 of said Swayne's Additions plat;

Thence **S 03° 31' 48" W**, with the easterly right-of-way line of said remaining Putnam Alley (20'), the westerly line of said Nationwide Children's Hospital tract (I.N. 202101080005181), the westerly line of that tract of land described as Tract IV as conveyed to Nationwide Children's Hospital of record in Instrument No. 202101080005181 and the westerly lines of Lots 223 and 222 of said plat, **90.00 feet** to an iron pin set at the southwesterly corner of said Tract IV, also being the northwesterly corner of that tract of land as conveyed to Rodriguez Properties LLC of record in Instrument No. 201106090072938 and the common corner of Lot 222 and Lot 221 of said Swayne's Additions plat;

Thence **N 86° 32' 04" W**, across said remaining Putnam Alley (20'), **20.00 feet** to a P.K. nail set in the easterly line of said Tract I, the westerly right-of-way line of said Putnam Alley (20') and being at the common corner of Lot 172 and Lot 171 of said plat;

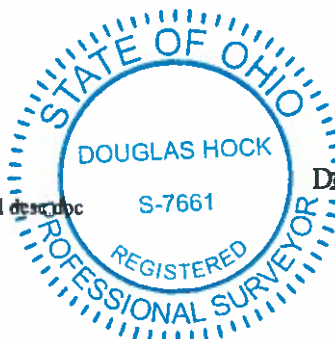
Thence **N 03° 31' 48" E**, with the easterly line of said Tract I, the easterly lines of Lot 171 and Lot 170 of said plat and along said westerly right-of-way line, **90.00 feet** to the **True Point of Beginning**, and containing **0.041 acres**, more or less.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on December 16, 2021 and is based on existing records and an actual field survey performed in March of 2021. A drawing of the above description has been prepared and is a part hereof.

All iron pins set are 5/8" diameter rebar, 30" long with a plastic inscribed "Advanced 7661".

Bearings are based on the bearing of S 69° 11' 45" E for a portion of the northerly right-of-way line of Denton Alley between Ann Street and Seventeenth Street and as established by using a G.P.S. Survey (Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2011).

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.



ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock
Douglas R. Hock, P.S. 7661

12/17/21

Date: