

PROPOSED RIGHT-OF-WAY (PORTION) TRANSFER

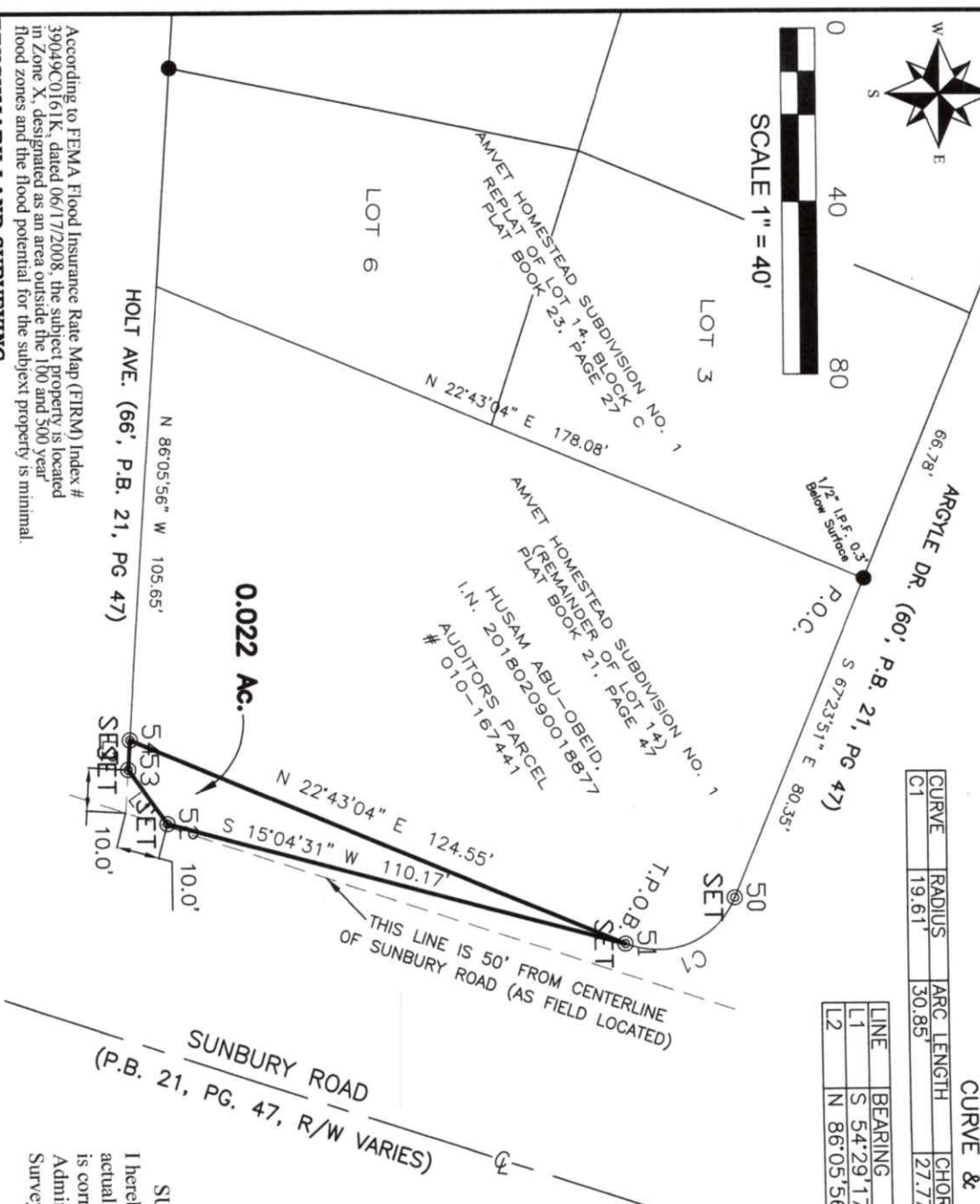
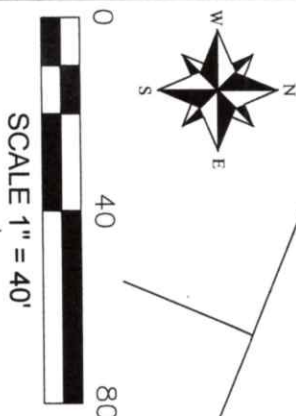
INTENT OF SPLIT
To transfer the 0.022 acres from the CITY
OF COLUMBUS to the West adjoining owner
HUSAM ABU-OBIED

Being 0.022 acres out of an area of Right-Of-Way on the west side of Sunbury Road currently maintained by the City of Columbus, Situated in the City of Columbus, County of Franklin, State of Ohio, Quarter Township 3, Township 1, Range 17, United States Military Lands

CURVE & LINE TABLES:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	19.61'	30.85'	27.77'	S 22°20'19" E	90°08'35"

LINE	BEARING	DISTANCE
L1	S 54°29'17" W	15.45'
L2	N 86°05'56" W	6.88'



LEGEND:
 ⊙ = 5/8"-REBAR SET (w/ "B.L.Surveying,
 P.S. #7980" CAP)
 ● = 1/2"-INCH IRON PIPE FOUND
 (or as Noted)

SURVEY DATE: SEPTEMBER & OCTOBER, 2025

I hereby certify that this boundary survey was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

William D. Beer 3/17/2028
 Date
 William D. Beer
 Registered Professional Surveyor No. 7980

According to FEMA Flood Insurance Rate Map (FIRM) Index # 39049C0161K, dated 06/17/2008, the subject property is located in Zone X, designated as an area outside the 100 and 500 year flood zones and the flood potential for the subject property is minimal.

BENCHMARK LAND SURVEYING

3501 Manila Drive
 Westerville, Ohio 43081
 (614) 794-9609 ~ Office
 E-mail: bnlsurveying@yahoo.com

Bearings are based on N 22° 43' 04" E, as shown hereon for the westerly right-of-way line of Sunbury Road as derived from GPS observations based on the Ohio State Plane Coordinate System (South Zone), NAD 83, with a 2011 NSRS adjustment, Epoch 2010, ODOT RTN.

Revised March 17, 2026
DESCRIPTION OF A 0.022 ACRE TRACT

Situated in the City of Columbus, County of Franklin, State of Ohio, Quarter Township 3, Township 1, Range 17, United States Military Lands, being a 0.022 acre portion of Sunbury Road right-of-way (maintained by the City of Columbus), as dedicated in Amvets Homestead Subdivision Number 1, of record in Plat Book 21, Page 47; said 0.022 acres being more particularly described as:

Commencing, for reference, at a ½ inch iron pipe found (0.3' below surface) at the northeast corner of Lot 3 in Amvets Homestead Subdivision Number 1 Replat (of Lot 14, Block C), of record in Plat Book 23, Page 27, the same being the northwest corner of (remainder of) Lot 14 in said replat, as conveyed to Husam Abu-Obeid in I.N. 201802090018877 and being in the southerly right-of-way line of Argyle Drive (60', P.B. 21, Page 47); thence, South 67° 23' 51" East, with a northerly line of said Lot 14 and said southerly right-of-way, a distance of 80.35 feet to a rebar set at a point of curvature; thence, with a northerly line of said Lot 14 and with said right-of-way line, with the arc of a curve to the right, having a radius of 19.61 feet, a delta angle of 90° 08' 35", an arc length of 30.85 feet and a chord that bears South 22° 20' 19" East, a chord distance of 27.77 feet to a rebar set at a northerly corner of said Lot 14, the same being in the westerly right-of-way line of Sunbury Road (P.B. 21, Pg. 47, right-of-way varies) and being the TRUE PLACE OF BEGINNING.

Thence, from said TRUE PLACE OF BEGINNING, South 15° 04' 31" West, crossing into a right-of-way area of said Sunbury Road, a distance of 110.17 feet to a rebar set;

Thence, South 54° 29' 17" West, crossing into a right-of-way area of said Sunbury Road, a distance of 15.45 feet to a rebar set;

Thence, North 86° 05' 56" West, crossing into a right-of-way area of said Sunbury Road, a distance of 6.88 feet to a rebar set at the intersection of said westerly right-of-way (Sunbury Road) with the northerly right-of-way line of Holt Avenue (66', P.B. 21, Page 47), said rebar also being the southeasterly corner of said Lot 14;

Thence, North 22° 43' 04" East, with the easterly line of said Lot 14 and with the westerly line of said Sunbury Road right-of-way, a distance of 124.55 feet to the TRUE PLACE OF BEGINNING.

Containing 0.022 acres of land. Being out of Sunbury Road right-of-way (maintained by the City of Columbus).

This legal description is based upon an actual field survey, performed by and under the direct supervision of William D. Beer, P.S. #7980 in September and October of 2025.


Said Survey of this description is attached hereto and made part thereof.

Subject to all easements, restrictions, and rights-of-way of record.
All rebars set are 5/8 inch, 30 inches long (w/ "B.L. SURVEYING, P.S. #7980" cap).

Bearings are based on North 22°43'04" East, as derived from GPS observations for the westerly right-of-way line of Sunbury Road (R/W varies), utilizing ODOT RTN and being based on Ohio State Plane Coordinate System (South Zone), NAD '83, with a 2011 NSRS adjustment, Epoch 2010.

All deed references are to records of the Recorder's Office, Franklin County, Ohio.




William D. Beer Date
Registered Professional Surveyor No. 7980