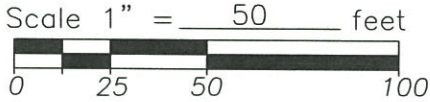


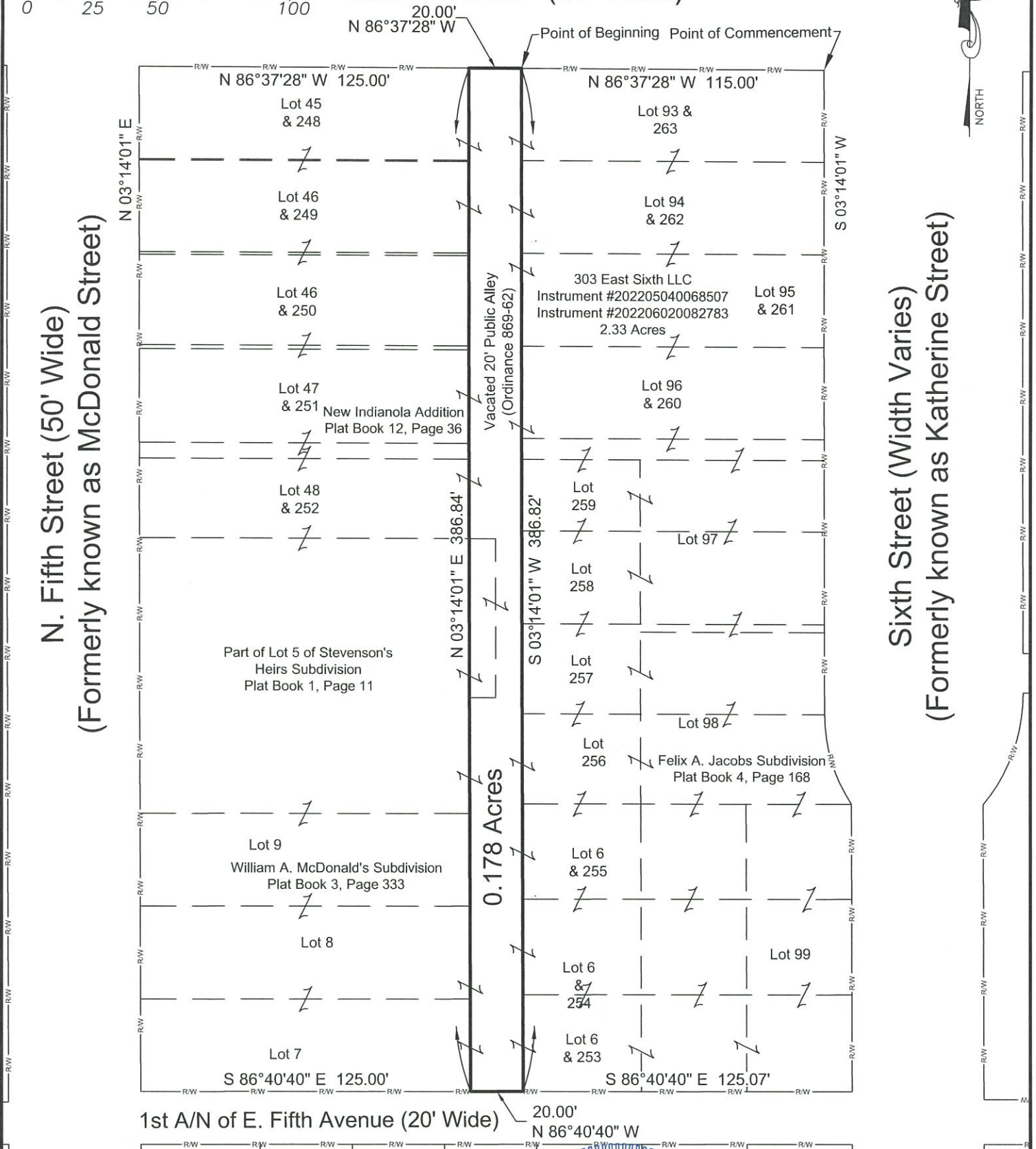
RELEASE OF UTILITY RIGHTS

Situated in the State of Ohio, Franklin County, City of Columbus and being a 20 ft. wide public alley dedicated in the Felix Subdivision (Plat Book 4, Page 169), the New Indianola Addition (Plat Book 12, Page 35) and William A. McDonald's Subdivision (Plat Book 3, Page 333) and having been vacated by City of Columbus Ordinance 869-62 (Utility rights reserved) and also being part of Lot 5 of Stevenson's Heirs Subdivision Plat Book 1, Page 11, Section 4, Township 1, Range 18 United States Military Lands.

Basis of Bearings: The bearings shown upon this plat are based on the southerly line of Sixth Avenue being N 86° 37' 28" W as referenced to the Ohio State Plane Coordinate System, South Zone, NAD 83 with 2011 NSRS adjustment.



Sixth Avenue (50' Wide)



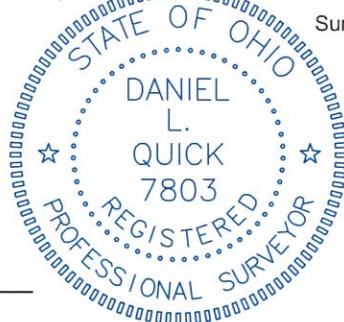
FLOOD DATA:

All lots delineated on this plat are located in flood Zone "X" per F.E.M.A. Community Panel No.39049C0326K dated June 17, 2008.

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.

Daniel L. Quick
 August 3, 2023
 REGISTERED SURVEYOR NO.7803 DATE



Survey requested by: 303 Sixth LLC



0.178 ACRE RELEASE OF UTILITY RIGHTS

Situated in the State of Ohio, Franklin County, City of Columbus and being a 20 ft. wide public alley dedicated in the Felix Subdivision (Plat Book 4, Page 169), the New Indianola Addition (Plat Book 12, Page 35) and William A. McDonald's Subdivision (Plat Book 3, Page 333) and having been vacated by City of Columbus Ordinance 869-62 (Utility rights reserved) and also being part of Lot 5 of Stevenson's Heirs Subdivision (Plat Book 1, Page 11), Section 4, Township 1, Range 18 United States Military Lands and being part of a 2.33 acre tract of land conveyed to 303 East Sixth LLC by deeds of record in Instrument Number 202205040068507 and Instrument Number 202206020082783 and being more particularly described as follows:

Commencing at the intersection of the easterly right of way of Sixth Street (width varies) (Formerly known as Katherine Street) with the southerly right of way of Sixth Avenue (50 ft wide);

Thence along the southerly right of way line of Sixth Avenue North 86°37'28" West for a distance of 115.00 feet to intersection of the easterly line of a 20 feet wide vacated public alley with the southerly right of way line of Sixth Avenue and the **Point of Beginning**;

Thence along the easterly line of said vacated alley **South 03°14'01" West** for a distance of **386.82 feet** to a point in the northerly line of the 1st Alley North of Fifth Avenue;

Thence along the northerly line of the 1st Alley North of Fifth Avenue **North 86°40'40" West** for a distance of **20.00 feet** to intersection of the northerly line of the 1st Alley North of Fifth Avenue with the westerly line of said 20 feet wide vacated public alley;

Thence along the westerly line of said 20 feet wide vacated public alley **North 03°14'01" East** for a distance of **386.84 feet** to a point in the southerly line of Sixth Avenue;

Thence along the southerly line of Sixth Avenue **South 86°37'28" East** for a distance of **20.00 feet** to the Point of Beginning and containing **0.178 Acres**, more or less and being subject to all other legal easements, agreements, and rights of way.

The bearings in this description are based on the southerly line of Sixth Avenue being North 86°37'28" West as referenced to the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2011).

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor Number 7803 from an actual field survey performed in October 2021.

Daniel L. Quick, P.S. 7803
Korda-Nemeth Engineering Inc.



August 3, 2023
Date



Deed Name: 0.178 acres

Starting Coordinates: Northing 724514.791, Easting 1827992.786

Distance Units: Feet

Bearing	Distance	Description
S 03°14'01" W	386.820	
N 86°40'40" W	20.000	
N 03°14'01" E	386.840	
S 86°37'28" E	20.000	

Ending Coordinates: Northing 724514.792, Easting 1827992.786

Area: 7736.60 S.F., 0.1776 Acres

Total Perimeter Distance> 813.660

Closure Error Distance> 0.001 Error Bearing> N 01°40'58" E

Closure Precision> 1 in 588030.7