

**3-WDV2**  
**0.008 ACRE**  
**PLAN NO. 3651-E**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Half Section 10, Township 5, Range 22, Refugee Lands and being out of that 0.160 acre tract conveyed to City of Columbus, Ohio by deed of record in Instrument Number 200909250139437, declared as public right-of-way in Ordinance Number 0536-2006, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning, for reference, at a magnetic spike set at the northeasterly corner of Lot 5 of that plat entitled "Fred J. Fay's Subdivision" of record in Plat Book 2, Page 292, at the northeasterly corner of that 0.918 acre tract as conveyed to 515 Kilbourne Street, LLC by deed of record in Instrument Number 202002120021911, being the in the southerly right-of-way line of Spruce Street (public, width varies) and in the westerly right-of-way line of Kilbourne Street (pubic, width varies);

Thence with said westerly right-of-way line, and the northerly right-of-way line of Vine Street (public, width varies), as dedicated in Ordinance Number 0536-2006, the following courses and distances:

South 03° 29' 42" West, a distance of 119.86 feet to an iron pin set;

South 06°25' 56" West, a distance of 147.51 feet to a magnetic spike set;

South 64° 58' 11" West, a distance of 50.26 feet to a magnetic spike set;

South 82° 20' 22" West, a distance of 41.26 feet to a magnetic spike set at a point on a non-tangent curve; and

With the arc of a curve to the left, having a central angle of 04° 04' 21", a radius of 836.00 feet, an arc length of 59.42 feet, a chord bearing of South 83° 24' 10" West and chord distance of 59.41 feet to a magnetic spike set at a point of non-tangency at the easterly common corner of said 0.160 acre tract and that 3.735 acre tract conveyed to NWD HP, LLC by deed of record in Instrument Number 201905010050140;

Thence South 87° 33' 31" West, with the line common to said 0.160 and 3.735 acre tracts, said northerly right-of-way line, a distance of 33.89 feet to a magnetic spike set at a point on a non-tangent curve the TRUE POINT OF BEGINNING;

Thence across said 0.160 acre tract, with the arc of a curve to the left, having a central angle of 00° 04' 03", a radius of 2496.70 feet, an arc length of 2.94 feet, a chord bearing of South 80° 54' 58" West and chord distance of 2.94 feet to a magnetic spike set at a point of non-tangency;

Thence continuing across said 0.160 acre tract, with the arc of a curve to the right, having a central angle of 02° 14' 08", a radius of 3101.12 feet, an arc length of 121.00 feet, a chord bearing of South 81° 56' 57" West and chord distance of 120.99 feet to an iron pin set at a point of non-tangency in said common line, said northerly right-of-way line;

Thence with said common line, said northerly right-of-way line, with the arc of a curve to the left, having a central angle of 05° 16' 25", a radius of 750.00 feet, an arc length of 69.03 feet, a chord bearing of North 77° 24' 14" East and chord distance of 69.01 feet to an iron pin set at a point of non-tangency;

Thence North 87° 33' 31" East, continuing with said common line, said northerly right-of-way line, a distance of 55.41 feet to the TRUE POINT OF BEGINNING, containing 0.008 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

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-2-

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the same meridian as the bearings shown on the subdivision plat entitled "Huntington Park" of record in Plat Book 112, Pages 24 and 25, Recorder's Office, Franklin County, Ohio. On said plat of record, the centerline of Huntington Park Lane has a bearing of North 03°05'07" East.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in August 2016.



JMM:tnw  
0.008 ac 20190382-VS-BNDY-06.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

10-22-2020

Joshua M. Meyer  
Professional Surveyor No. 8485

**PRELIMINARY APPROVAL**

Cornell R. Robertson, P.E., P.S.

BY: *ajstuart*  
01/25/2021

**PENDING ORIGINALS**

\*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.



Evans, Mechwart, Hambleton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Toll Free: 888.775.3648  
 emht.com

# SURVEY OF ACREAGE PARCEL

HALF SECTION 10, TOWNSHIP 5, RANGE 22

REFUGEE LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 17, 2020

Scale: 1" = 20'

Job No: 20190382

Revised: October 22, 2020

Plan No. 3651-E

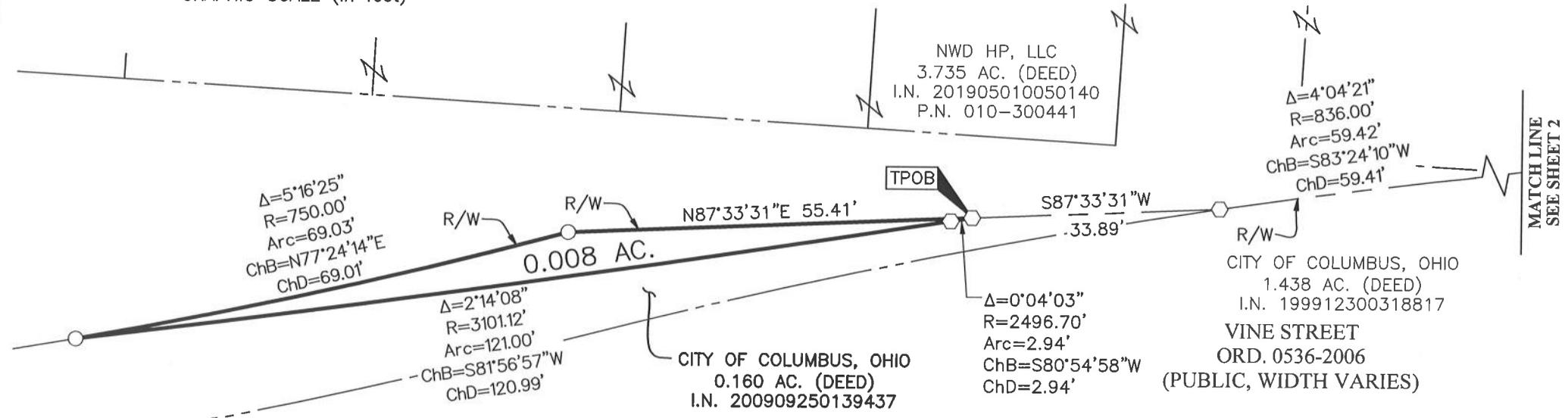
**SHEET 1 OF 3**

### Line Type Legend

○ = I.P. SET  
 ○ = MAG. SPK. SET  
 I.P. Set are 13/16" I.D. iron pipes  
 30" long with cap inscribed EMHT INC.

GRAPHIC SCALE (in feet)

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- - - - - FEMA Flood Boundary





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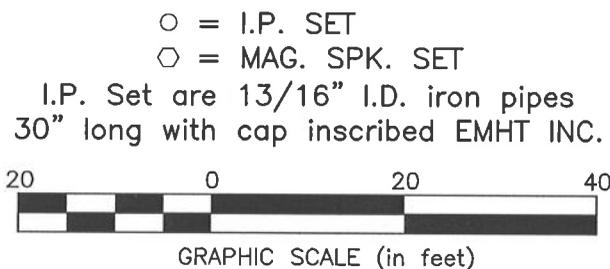
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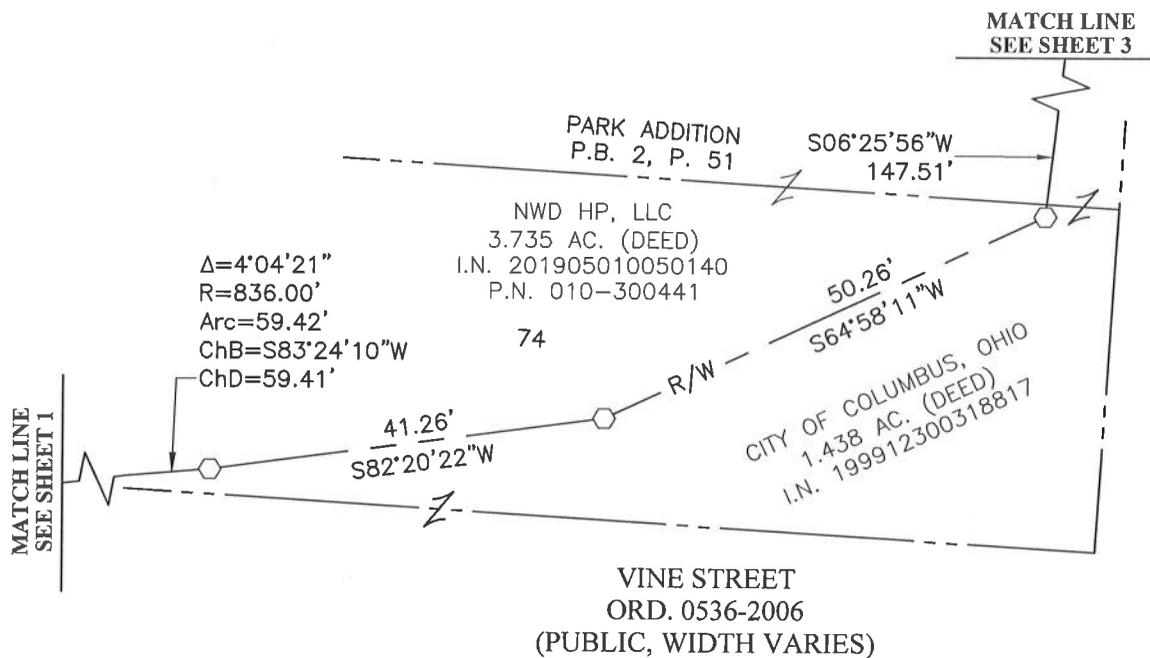
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SHEET 2 OF 3



### Line Type Legend

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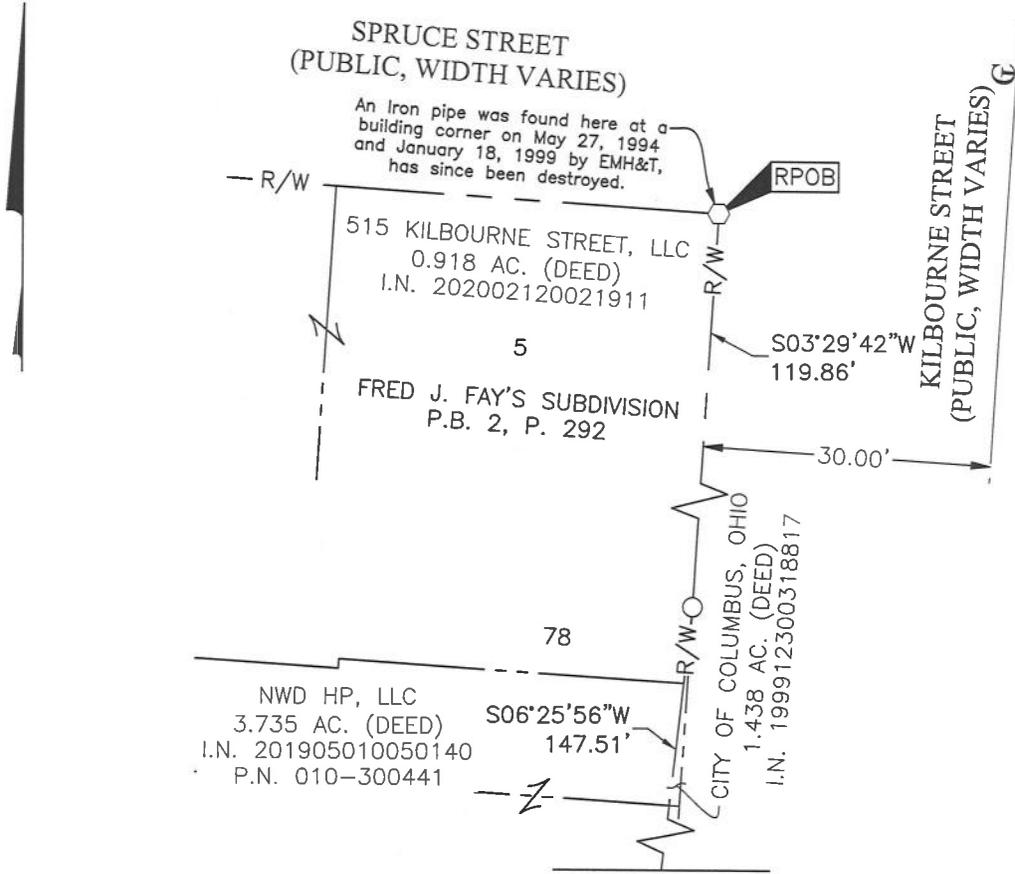
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SHEET 3 OF 3



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- FEMA Flood Boundary

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GRAPHIC SCALE (in feet)

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in August 2016.

BASIS OF BEARINGS:

The bearings shown herein are based on the same meridian as the bearings shown on the subdivision plat entitled "Huntington Park" of record in Plat Book 112, Pages 24 and 25, Recorder's Office, Franklin County Ohio. On said plat of record, the centerline of Huntington Park Lane has a bearing of North 03° 05' 07" East.



By Joshua M. Meyer  
 Joshua M. Meyer  
 Professional Surveyor No. 8485  
 jmeyer@emht.com

10-22-2020  
 Date

J:\20190382\DWG\04SHEETS\BOUNDARY\20190382-VS-BNDY-06.DWG plotted by KING, BRANDON on 10/22/2020 11:57:35 AM last saved by KING on 10/19/2020 10:04:07 AM Xrefs: