

PRELIMINARY APPROVAL

BRAD FOSTER, P.E., P.S.
ajstuart

04/24/2024 6:23:16 AM

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.

DESCRIPTION OF 0.124 ACRE
WEST OF CLEVELAND AVENUE
BETWEEN KOHR PLACE AND KENMORE ROAD
COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 1, Range 18, United States Military Lands, being portions of two 16-foot wide alleys shown and delineated on the plat Maple View Addition, of record in Plat Book 7, Page 414, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at the intersection of the northerly right-of-way line of Kenmore Road, originally dedicated as Gregory Avenue (see Columbus Ord. No. 36656), 40 feet in width (originally 32 feet wide plus an additional 8.00 feet of record in Deed Book 458, Page 263), with the easterly right-of-way line of a north-south 16-foot wide alley and also being the southwesterly corner of Lot 10 as described in a deed to Board of Trustees of Columbus Metropolitan Library (hereinafter "The Library"), of record in Instrument Number 200101230014607;

Thence North 86°31'58" West, along said northerly right-of-way line, a distance of 17.26 feet to a Mag Nail set at the southeasterly corner of Lot 60 as described in a deed to The Library, of record in Instrument Number 200805290081918;

Thence North 25°31'25" East, along the easterly line of Lot 60, a distance of 114.61 feet to a Mag Nail set at the northeasterly corner of same and at the intersection of an east-west 16-foot wide alley (with no name);

Thence North 86°17'33" West, along the northerly line of Lot 60, a distance of 85.24 feet to a Mag Nail set;

Thence North 3°42'18" East, crossing said east-west alley, a distance of 16.00 feet to a Mag Nail set in the southerly line of Lot 46 as described in a deed to The Library, of record in Instrument Number 200510240223083;

Thence South 86°17'33" East, along said southerly line and along the southerly line of Lot 45 as described in a deed to The Library, of record in Instrument Number 200510070211792, a distance of 91.64 feet to a Mag Nail set at the southeasterly corner of said Lot 45 and in the westerly right-of-way line of north-south alley;

Thence North 25°31'25" East, along the easterly line of Lot 45 and the easterly line of Lot 44 (also Instrument Number 200510070211792), a distance of 117.61 feet to a Mag Nail set at the northeasterly corner of Lot 44 and in the southerly right-of-way line of Kohr Place (PB 7, PG 414), 50 feet in width;

Thence South 86°24'46" East, along said southerly right-of-way line, a distance of 17.25 feet to a Mag Nail set at the northwesterly corner of Lot 6;

Thence South 25°31'25" West, along the westerly lines of Lots 6, 7, 8, 9 and 10, a distance of 249.42 feet to the place of beginning and containing 0.124 acre (0.092 acre in said north-south alley and 0.032 acre in said east-west alley).

Bearing herein are based on GPS observations of the Ohio State Plane Coordinate System, South Zone (2011), establishing a bearing of North 86°31'58" West for Kenmore Road.

This description was prepared by Arcadis Survey, based on information obtained from an actual field survey of the premises performed in March 2024.



Arcadis Survey

By David L. Chiesa
David L. Chiesa

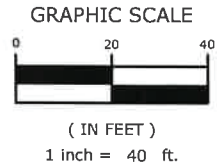
Registered Surveyor No. 7740

Date 4/24/24

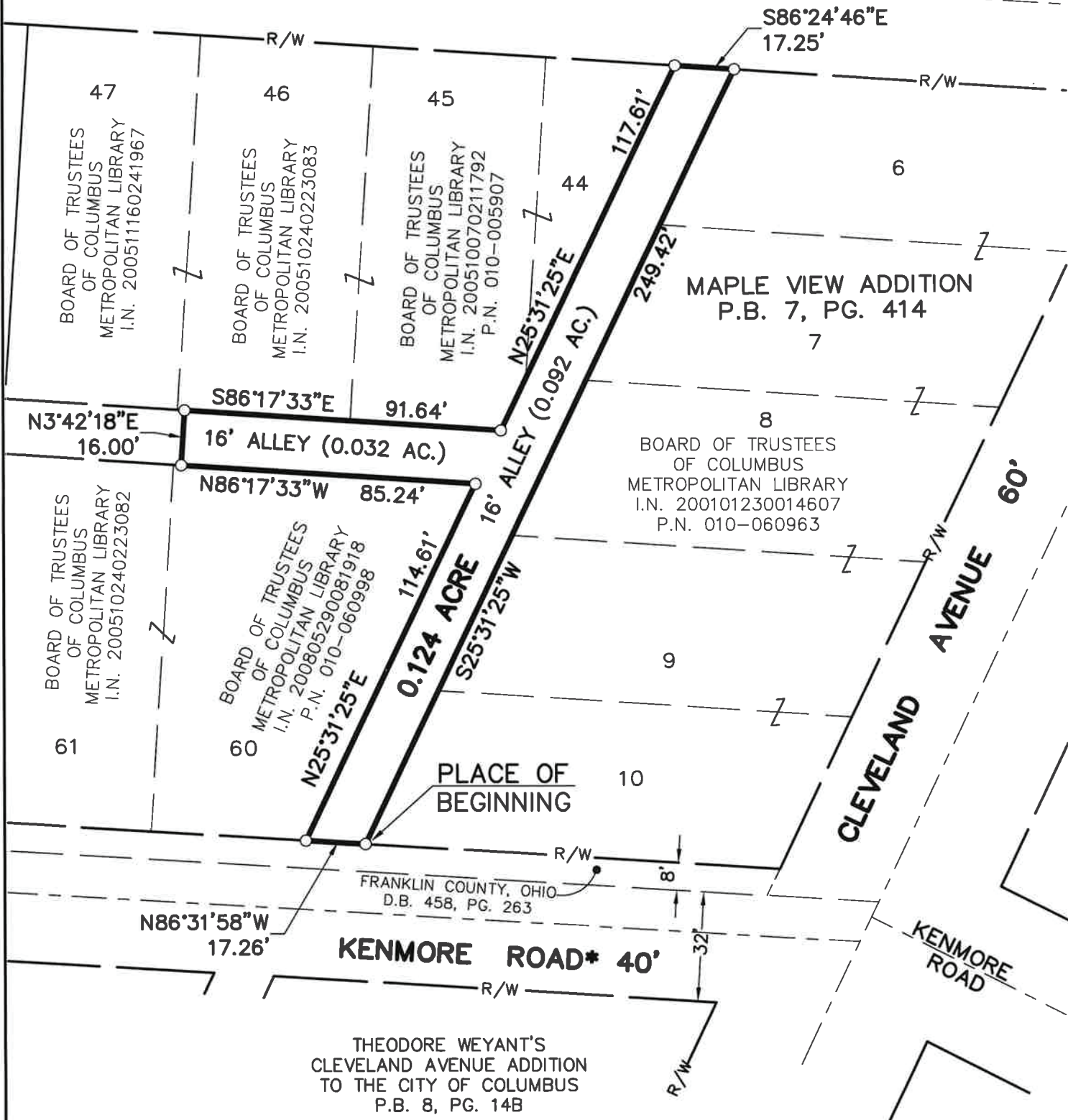


8101 North High Street, Suite 100
Columbus OH 43235 USA
tel 614 818 4900 fax 614 818 4901
arcadis.com

COLUMBUS
METROPOLITAN LIBRARY
ALLEY EXHIBIT
2223 CLEVELAND AVE.
COLUMBUS, OHIO

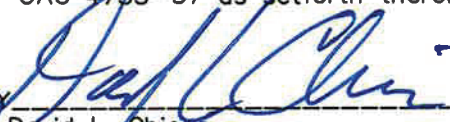


KOHR PLACE 50'



CERTIFICATION

I hereby certify that the information shown hereon was derived from field measurements and meets the requirements of OAC 4733-37 as setforth therein.

BY 
David L. Chiesa
Registered Surveyor No. 7740
Date 4/24/24



BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND NAD 1983 (2011) AND ESTABLISHES A BEARING OF NORTH 86°31'58" WEST FOR KENMORE ROAD.

LEGEND

○ MAG NAIL SET

*ORIGINALLY DEDICATED AS GREGORY AVENUE (SEE ORD. No. 36656)