

November 22, 2021

**0.073 Acres
(3,198 square feet)**

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of the first fifteen foot alley east of Cleveland Avenue between Shoemaker Avenue and New York Avenue, and dedicated as part of George W. Devore's North east Park Place Subdivision as is numbered and delineated on the recorded plat thereof, in Plat Book 4, Page 310, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing at a found City of Columbus Monument box on the centerline of Cleveland Avenue at Station 55+58.23 per City of Columbus Plans entitled "Cleveland Avenue, Centerline Plat South Section, Sheet 169/191, 1490 Dr. E";

Thence along the centerline of said Cleveland Avenue (width varies), North 37° 24' 00" East, 5.33 feet to a point;

Thence, across said Cleveland Avenue, South 52° 36' 00" East, 25.00 feet to a set mag nail at the intersection of the south line of Shoemaker Avenue (Deed P.B. 6, Pg. 17 A, width varies) and the east line of said Cleveland Avenue, and the northwest corner of Lot 14 of said George W. Devore's North East Park Place Subdivision;

Thence, along the south line of said Shoemaker Avenue and the north line of said Lot 14, South 87° 28' 37" East, 130.00 feet to a set mag spike and the TRUE POINT OF BEGINNING of this description;

Thence, along the north line of said fifteen foot alley and the south line of said Shoemaker Avenue, South 58 30' 36" East, 15.07 feet to a set mag spike at the northwest corner of Lot 17 of said George W. Devore's North East Park Place Subdivision;

Thence, along the east line of said fifteen foot alley, the northwesterly line of said Lot 17, the northwesterly lines of Lots 16 and 15 of said George W. Devore's North East Park Place Subdivision, South 37 06' 02" West, 208.73 feet to a set iron pipe in the north right-of-way line of New York Avenue (48 feet wide, formerly North east Avenue, P.B. 4, Pg. 310);

Thence, along the north right-of way line of said New York Avenue and the south line of said fifteen foot alley, North 87 44' 08" West, 18.27 feet to a found 1 ¼ inch bolt at the southeast corner of Lot 9 of said George W. Devore's North East park Place Subdivision;

Thence, along the west line of said fifteen foot alley, the east lines of said Lots 9 and 14, the east lines of Lots 10, 11, 12 and 13 of said George W. Devore's North East Park Place Subdivision, North 37° 06' 02" East, 217.69 feet to the place of beginning **CONTAINING 0.073 Acres (3,198 square feet)**, subject however to all legal highways, easements, leases and restrictions of record and of records in the respective utility offices. The foregoing description was prepared from an actual field survey made by Myers Surveying Company, Inc. in November 2021. Iron pipes set are 30"x1" O.D. with an orange plastic cap inscribed "Myers P.S. 6579." Basis of bearings is the centerline of Cleveland Avenue held as North 37° 24' 00" East per Plat Book 6, Page 17-A.

Myers Surveying Company, Inc.

Albert J. Myers, P.S. 6579
REO/pd (0509202021legal)