

DESCRIPTION OF 0.127 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Half Section 11, Township 5, Range 22, Refugee Lands, and being part of Kelly Alley, 13 foot in width, as originally established by William B. Jarvis, Jr.'s 1st Addition and Thomas Cadwallader's 1st Addition, both numbered and delineated on the plat recorded in **Deed Book 32, Page 440**, and further portions of Lots 1, 3, 15 and a 25 foot wide alley, vacated in Ordinance Number 38848, of said 1st Addition, described in deeds to **The City of Columbus, Ohio** of record in **Deed Book 1001, Page 592**, and **Deed Book 1016, Page 48**, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at a MAG spike set at the intersection of the existing west right-of-way line for Kelly Alley and the existing north right-of-way line for Long Street (62.5 feet wide – public), being the southeast corner of Gale House Condominium, as declared in Instrument Number 201412150165912 and as demonstrated in Condominium Plat Book 242, Page 60, and being the southeast corner of Unit 3 of said Gale House Condominium;

Thence along the existing west right-of-way line for Kelly Alley along the following three (3) described courses:

1. **North 08 degrees 03 minutes 38 seconds West**, along the east line of said Gale House Condominium, along the east line of said Unit 3 of said Gale House Condominium and along the east lines of Lots 7, 9, 11, and 13 of said William B. Jarvis, Jr.'s 1st Addition, a distance of **246.07 feet** (passing a 1" iron pipe found, 0.19 feet right, at a distance of 84.71 feet), to a MAG spike set at the northeast corner of said Lot 13, being the southeast corner of Lot 15 of said William B. Jarvis, Jr.'s 1st Addition, and being the southeast corner of that right-of-way parcel described to The City of Columbus, of record in Deed Book 1016, Page 48;
2. **South 81 degrees 56 minutes 22 seconds West**, along north line of said Lot 13, along the south line of said Lot 15, and along the south line of said City of Columbus right-of-way parcel, a distance of **7.00 feet** to a MAG spike set at the southwest corner of said City of Columbus right-of-way parcel, being the southeast corner of the remainder of said Lot 15, described in a deed to Columbus State Community College District Board of Trustees, of record in Official Record 30311, Page C17 ;
3. **North 08 degrees 03 minutes 38 seconds West**, along the east line of said Columbus State Community College District Board of Trustees tract, along the west line of said City of Columbus right-of-way parcel, across said Lot 15, along the west line of that right-of-way parcel described in a deed to The City of Columbus, Ohio, of record in Deed Book 1001, Page 592, across a vacated alley, of record in Ordinance Number 38848, along the west lines of those right-of-way parcels described in a deed to The City of Columbus, Ohio, of record in Deed Book 1016, Page 48, and across Lots 1 and 3 of said Thomas Cadwallader's 1st Addition, a distance of **115.71 feet**, to a MAG spike set at the intersection of the existing west right-of-way line for Kelly Alley and the existing south right-of-way line for Spring Street (R/W width varies – public), being the southeast corner of that right-of-way parcel described in a deed to The City of Columbus, Ohio, of record in Deed Book 2353, Page 317 and being the northeast corner of said Columbus State Community College District Board of Trustees tract;

Thence **North 81 degrees 56 minutes 22 seconds East**, across said Lot 3 and across said Kelly Alley, a distance of **20.00 feet**, to a MAG spike set on the existing east right-of-way line for Kelly Alley, being on the west line of Lot 4 of said Thomas Cadwallader's 1st Addition;

Thence **South 08 degrees 03 minutes 38 seconds East**, along the existing east right-of-way line for Kelly Alley, along the west lines of Lots 4 and 2 of said Thomas Cadwallader's 1st Addition, along the west line of a vacated alley, of record in Ordinance Number 576-51, and along the west lines of Lots 16, 14, 12, 10, 8, 6, 4, and 2 of said William B. Jarvis, Jr.'s 1st Addition, a distance of **361.79 feet** (passing a 3/4" iron pipe found, 0.15 feet right, at a distance of 117.29 feet; passing a MAG nail found, 0.25 feet right, at a distance of 156.45 feet; passing a 3/4" iron pipe found, 0.67 feet left, at a distance of 198.86 feet), to a MAG spike set at the intersection of the existing east right-of-way line for Kelly Alley and the existing north right-of-way line for Long Street (reference a 1" iron pin found bearing North 73 degrees 44 minutes 51 seconds, at a distance of 2.03 feet);

Thence **South 81 degrees 56 minutes 22 seconds West**, across said Kelly Alley, a distance of **13.00 feet**, to the **POINT OF BEGINNING** for this description.

The above description contains a total area of **0.127 acres (0.127 acres located within the present road occupied)**, all of which is located within the existing right-of-way for Kelly Alley (R/W width varies – public). Bearings described herein are based on the bearing of North 08 degrees 03 minutes 37 seconds West for the existing centerline of right-of-way for Grant Avenue, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description was prepared under the direct supervision of Jonathan B. Youmans Registered Professional Surveyor No. 8846 on November 3, 2025 is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Jonathan B. Youmans
Registered Professional Surveyor No. 8846

Date

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

ajstuart

11/05/2025 9:52:02 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.