



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

RIGHT-OF-WAY EXHIBIT

HALF SECTION 25, TOWNSHIP 5, RANGE 22

REFUGEE LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date:	August 24, 2023
Scale:	1" = 60'
Job No:	2022-0742
Sheet No:	1 of 1

- ① OHIOHEALTH CORPORATION
I.N. 200212230329836
- ② GRANT MEDICAL CENTER
O.R. 19417D13
- ③ HOSPITAL PROPERTIES
I.N. 199711030133234
- ④ 10' Private Alley
Laura P. Mitchell
(John G. Mitchell, dower)
D.B. 93, P. 51

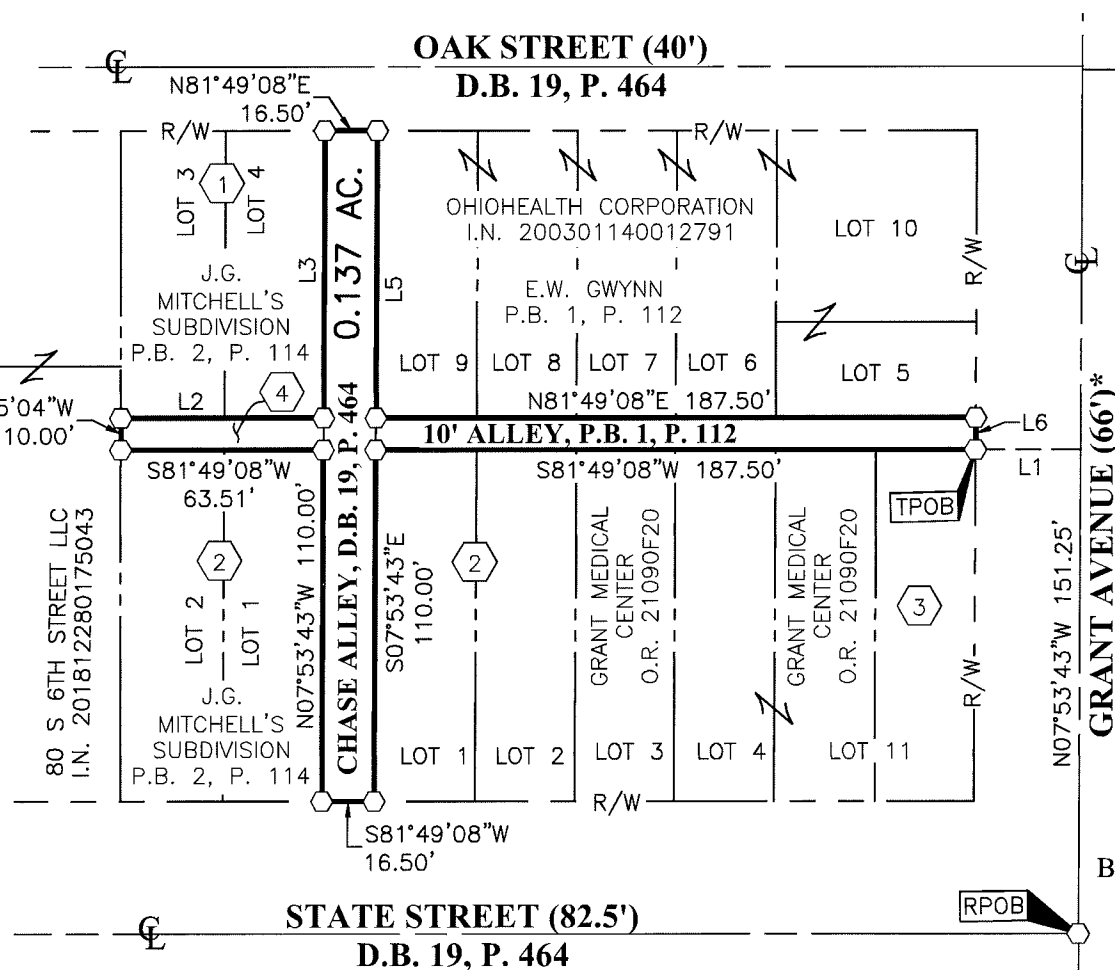
- Iron Pin Set
- ⬡ Magnetic Nail Set

Iron Pins Set are 13/16" I.D. N08°05'04"W
 iron pipes 30" long with cap
 inscribed EMHT INC.



SCALE (in feet)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°49'08"W	33.00'
L2	N81°49'08"E	63.55'
L3	N07°53'43"W	90.00'
L5	S07°53'43"E	90.00'
L6	S07°53'43"E	10.00'



BASIS OF BEARINGS:

Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS2007). A bearing of North 81° 49' 26" East, was held for a portion of the southerly right-of-way line of East Town Street.

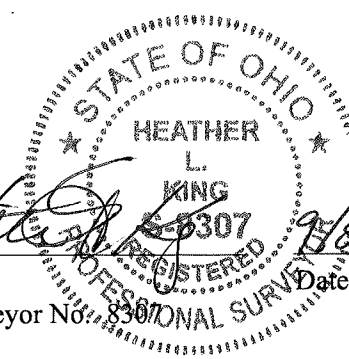
SURVEY NOTE:

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

NOTE:

* Originally Seventh Street, being four (4) poles in width, as dedicated in Deed Book "F", page 332 (destroyed by fire), replatted in Plat Book 3, Page 247 and also represented in Plat Book 14, Page 27. Name changed by Ordinance No. 178-31.

By *Heather L. King*
 Heather L. King
 Professional Surveyor No. 8307
 hking@emht.com
 Date 9/8/23



RIGHT-OF-WAY DESCRIPTION
0.137 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Half Section 25, Township 5, Range 22, Refugee Lands, being all of a 10 foot unnamed Alley, as delineated in that "E.W. Gwynn Subdivision of Lots 11, 12, and 13 of the Allotment of the Central Reservation of the Town of Columbus, of record in Plat Book 1, Page 112, all of Chase Alley, as delineated in the plat of Kelly, Northrup and Kerr's Allotment of the Central Reservation of the Town of Columbus of record in Deed Book 19, page 464, and all of a 10 foot unnamed private Alley, as delineated in the plat of John G. Mitchell's Subdivision of Lot 14 of the Allotment of the Central Reservation of the Town of Columbus, of record in Plat Book 2, Page 114, said Lot 14 conveyed to Laura P. Mitchell (John G. Mitchell, dower) by deed of record in Deed Book 93, Page 51, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Grant Avenue (66 feet wide, originally Seventh Street, name change by Ordinance No. 178-31) with State Street (82.5 feet wide), as dedicated in Deed Book "F", Page 332, destroyed by fire, re-platted in Plat Book 3, Page 247, and also represented in Plat Book 14, Page 27;

Thence North 07° 53' 43" West, with the centerline of said Grant Avenue, a distance of 151.25 feet to a point;

Thence South 81° 49' 08" West, across said Grant Avenue, a distance of 33.00 feet to a magnetic nail set at the intersection of the southerly right-of-way line of said 10 foot unnamed Alley (P.B. 1, P. 112) with the westerly right-of-way line of said Grant Avenue, being the northeasterly corner of Lot 11 of said "E.W. Gwynn Subdivision", the easterly half of said Lot 11 conveyed to Hospital Properties by deed of record in Instrument Number 199711030133234, and being the TRUE POINT OF BEGINNING;

Thence South 81° 49' 08" West, with the southerly right-of-way line of said 10 foot unnamed Alley, the northerly line of Lots 11, 4, 3, 2 and 1 of said "E.W. Gwynn Subdivision", a distance of 187.50 feet to a magnetic nail set at a northwesterly corner of said Lot 1, being in the easterly right-of-way line of said Chase Alley;

Thence South 07° 53' 43" East, with the easterly right-of-way line of said Chase Alley, with the westerly line of said Lot 1, a distance of 110.00 feet to a magnetic nail set in the northerly right-of-way line of State Street;

Thence South 81° 49' 08" West, with the northerly right-of-way line of said State Street, the southerly terminus of said Chase Alley, a distance of 16.50 feet to a magnetic nail set at the southeasterly corner of Lot 1 of said "J.G. Mitchell's Subdivision";

Thence North 07° 53' 43" West, with the westerly right-of-way line of said Chase Alley, the easterly line of said Lot 1, a distance of 110.00 feet to a magnetic nail set at the intersection of said westerly right-of-way line with southerly right-of-way line of said 10 foot private unnamed Alley (P.B. 2, P. 114), being the northeasterly corner of said Lot 1;

Thence South 81° 49' 08" West, with the southerly line of said 10 foot private unnamed Alley, the northerly line of said Lot 1 and Lot 2 of said "J.G. Mitchell's Subdivision", a distance of 63.51 feet to a magnetic nail set in the easterly line of that tract conveyed to 80 S. 6th Street LLC by deed of record in Instrument Number 201812280175043;

Thence North 08° 05' 04" West, with the westerly terminus of said 10 foot private unnamed Alley, the easterly line of said 80 S. 6th Street LLC tract, a distance of 10.00 feet to a magnetic nail set at the southwesterly corner of Lot 3 of said "J.G. Mitchell's Subdivision";

Thence North 81° 49' 08" East, with the northerly right-of-way line of said 10 foot private unnamed Alley, the southerly line of said Lot 3 and Lot 4 of said "J.G. Mitchell's Subdivision", a distance of 63.55 feet to a magnetic nail set at the intersection of said northerly right-of-way line with the westerly right-of-way line of said Chase Alley, being the southeasterly corner of said Lot 4;

Thence North 07° 53' 43" West, with the westerly right-of-way line of said Chase Alley, the easterly line of said Lot 4, a distance of 90.00 feet to a magnetic nail set in the southerly right-of-way line of Oak Street (40 feet wide), as dedicated in Deed Book 19, Page 464;

RIGHT-OF-WAY DESCRIPTION
0.137 ACRE

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Thence North 81° 49' 08" East, with the northerly terminus of said Chase Alley, the southerly right-of-way line of said Oak Street, a distance of 16.50 feet to a magnetic nail set at the northwesterly corner of Lot 9 of said "E.W. Gwynn Subdivision";

Thence South 07° 53' 43" East, with the easterly right-of-way line of said Chase Alley, the westerly line of said Lot 9, a distance of 90.00 feet to a magnetic nail set at the intersection of said easterly right-of-way line with the northerly right-of-way line of said 10 foot unnamed Alley (P.B. 1, P. 112), being the southwest corner of said Lot 9;

Thence North 81° 49' 08" East, with the northerly right-of-way line of said 10 foot Alley, the southerly line of said Lot 9 and Lots 8, 7, 6 and 5 of said "E.W. Gwynn Subdivision", a distance of 187.50 feet to a magnetic nail set in the westerly right-of-way line of said Grant Avenue;

Thence South 07° 53' 43" East, with the easterly terminus of said 10 foot unnamed Alley, the westerly right-of-way line of said Grant Avenue, a distance of 10.00 feet to the TRUE POINT OF BEGINNING, containing 0.137 acre, more or less.

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

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.

Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS2007). A bearing of North 81° 49' 26" East, was held for a portion of the southerly right-of-way line of Town Street.

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



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in black ink, appearing to read "Heather L. King", with the date "9/18/23" written to the right.

Heather L. King
Professional Surveyor No. 8307

HLK: td
0_137 ac 20220742-VS-BNDY-01

