

LEGAL DESCRIPTION
0.171 ACRE BOUNDARY

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 4, Township 1 North, Range 18 West, United States Military District, being part of Lot 45 of ELIAS F. SHOEMAKER'S ADDITION as delineated in Plat Book 5, Page 340, part of an Alley (16 feet wide) as dedicated in Plat Book 5, Page 340, and all of an Alley (16 feet wide), referred to as "THIRD PARCEL", being conveyed to CITY OF COLUMBUS in Deed Book 1507, Page 391, and also being part of Shoemaker Avenue (50 feet wide) , formerly Sarah Avenue, as dedicated in Plat Book 5, Page 340, and partially vacated in Ordinance 263-49 dated 2/19/1949, all being of record in the Franklin County Recorder's Office, and being more particularly described as follows:

BEGINNING at a Mag Nail set at the southeasterly corner of Lot 44 of said ELIAS F. SHOEMAKER'S ADDITION, also being the southwesterly corner of said Lot 45, also being the southwesterly corner of said Alley as conveyed in Deed Book 1507, Page 391, also being the southeasterly corner of a tract of land conveyed to 1134 SHOEMAKER LLC, referred to as "Tract 1", in Instrument Number 202306160059868, and also being on the northerly right-of-way line of said Shoemaker Avenue;

Thence in part along the easterly line of said Lot 44, along the westerly right-of-way line of said Alley as conveyed in Deed Book 1507, Page 391 and said Alley as dedicated in Plat Book 5, Page 340, in part along the easterly line of said "Tract 1", and in part along the easterly line of an Alley (16 feet wide) as dedicated in Plat Book 5, Page 340 and vacated in Ordinance Number 152-54 dated 2/15/1954, North 04°04'30" East, 133.90 feet to an iron pin set at the southeasterly corner of Lot 47 of said ELIAS F. SHOEMAKER'S ADDITION, the southeasterly corner of Lot 47 of said "Tract 1", the southwesterly corner of Lot 46 of said ELIAS F. SHOEMAKER'S ADDITION, and a westerly corner of a 1.646 acre tract of land, conveyed to 1134 SHOEMAKER LLC, referred to as "Tract 2", in Instrument Number 202306160059868, the northwesterly corner of said Alley as dedicated in Plat Book 5, Page 340, and also the northeasterly corner of said Alley vacated in Ordinance Number 152-54, said iron pin set being referenced by a 3/4" iron pipe found at 3.02 feet north and 1.55 feet east;

Thence along the southerly line of said Lot 46, the southerly line of said 1.646 acre tract, and the northerly right-of-way line of said Alley as dedicated in Plat Book 5, Page 340, South 86°30'11" East, 16.00 feet to an iron pin set at the northeasterly corner of said Alley dedicated in Plat Book 5, Page 340, the northwesterly corner of an Alley (16 feet wide) as dedicated in Plat Book 5, Page 340 and vacated in Ordinance Number 263-49 dated 2/19/1949, and a westerly corner of said 1.646 acre tract;

Thence along a westerly line of said 1.646 acre tract, along the easterly right-of-way line of said Alley as conveyed in Deed Book 1507, Page 391 and said Alley dedicated in Plat Book 5, Page 340, in part along a westerly line of said Alley vacated in Ordinance Number 263-49, in part across said Lot 45, and in part along the easterly right-of-way line of said Shoemaker Avenue, South 04°04'30" West, 183.90 feet to the southeasterly corner of said Shoemaker Avenue, the southwesterly corner of said 1.646 acre tract, and also being on the northerly line of an original 3.270 acre tract conveyed to 4D Family Limited Partnership, referred to as "PARCEL 2, TRACT b", in Instrument Number 200012200256779, said corner being referenced by a 3/4" iron pipe found at 0.12 feet north and 0.76 feet east;

Thence along the southerly right-of-way line of said Shoemaker Avenue, in part along said northerly line of said 3.270 acre original tract, and in part along the northerly line of an original 6 acre tract conveyed to 4D Family Limited Partnership, referred to as "PARCEL 2, TRACT a", in Instrument Number 200012200256779, and in part along the northerly line of Lot 13 of Henry Shoemaker's Heir's as delineated in Plat Book 1, Page 273, North 86°30'46" West, 106.05 feet, passing a bent 3/4" iron pipe found at 1.47 feet (0.39 feet south), to an iron pin set on said northerly line of said original 6 acre tract;

Thence leaving said northerly lines and across the right-of-way of said Shoemaker Avenue along a proposed right-of-way line, North 04°07'39" East, 50.00 feet to an iron pin set at the southeasterly corner of Lot 41 of said ELIAS F. SHOEMAKER'S ADDITION, the southwesterly corner of Lot 42 of said ELIAS F. SHOEMAKER'S ADDITION, the southeasterly corner of a 2.293 acre tract of land conveyed to COLUMBUS METROPOLITAN HOUSING AUTHORITY, referred to as "TRACT NO. 1", in Official Record 1273, Page D01, and the southwesterly corner of a tract of land conveyed to 1134 SHOEMAKER LLC, referred to as "Tract 1", in Instrument Number 202306160059868, and also being on the northerly right-of-way line of said Shoemaker Avenue;

Thence along the southerly line of said "Tract 1", the southerly lines of Lots 42-44, inclusive, of said ELIAS F. SHOEMAKER'S ADDITION, and said northerly right-of-way line of said Shoemaker Avenue, South 86°30'46" East, 90.00 feet to a the **TRUE POINT OF BEGINNING**;

The above described parcel contains 0.171 acres (7,443 S.F.), of which 0.171 acres are in the present road occupied. Being a 0.122 acre (5,301 S.F.) part of Shoemaker Avenue and a 0.049 acre (2,142 S.F.) part of an Alley.

Subject however to all legal easements, restrictions, and rights of way of record and of records in the respective utility offices.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011 Adjustment, 2010.00 Epoch) as determined by ODOT RTN observations, with the northerly right-of-way line of Shoemaker Avenue bearing South 86°30'46" East.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8797" inscribed on top unless otherwise noted. Mag Nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8797" inscribed on top.

This description was prepared by Garrett G. Brown, Ohio Registered Professional Surveyor 8797 and is based on a field survey conducted on October 8, 2025.

This description was prepared on December 29, 2025.



Garrett G. Brown, PS, E.I.
Registered Surveyor No. 8797

Date

PRELIMINARY APPROVAL

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

jwiggins

12/29/2025 11:46:58 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.