

**LEGAL DESCRIPTION
0.004 ACRE RIGHT-OF-WAY PURCHASE**

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Quarter Township 3, Township 1, Range 18, United States Military Lands, being part of a 0.085 acre tract of land conveyed to CITY OF COLUMBUS, OHIO by deed of record in Instrument Number 202208240122148, being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the intersection of the easterly right-of-way line of Tuttle Park Place (50 feet wide) and the southerly right-of-way line of Norwich Avenue (50 feet wide), also being the northwesterly corner of Lot 43 of JACOB WEBER PLACE of record in Plat Book 17, Page 28, and also being referred to by a 1" iron pipe found at 0.25 feet east and 1.30 feet south;

Thence along the southerly right-of-way line of said Norwich Avenue, South 86°11'07" East, 210.01 feet, passing a 3/4" iron pipe found at 60.03 feet, passing a 3/4" iron pipe found at 90.00 feet, and passing a 3/4" iron pipe found at 149.95 feet, to the northeasterly corner of a tract of land conveyed to ITHACA I, L.L.C., referred to as PARCEL TWO, as recorded by deed in Instrument Number 200504260077505, and also being on the northerly line of Lot 16 of C.E. JUSTICE'S NORTHERN HEIGHTS ADD. as recorded by plat in Plat Book 7, Page 372, and being referenced by a 3/4" iron pipe found at 0.15 feet west and 0.18 feet south, said corner also being the **TRUE POINT OF BEGINNING**;

Thence continuing along said southerly right-of-way line and said northerly line, South 86°11'07" East, 2.50 feet to an iron pin set;

Thence leaving said southerly right-of-way line and said northerly line and across said 0.085 acre tract and said Lot 16 for the following two (2) courses:

- 1) South 03°19'58" West, 70.48 feet to an iron pin set;
- 2) North 86°40'02" West, 2.50 feet to Mag Nail set on the easterly line of said ITHACA I, L.L.C. tract;

Thence along said easterly line and continuing across said Lot 16, North 03°19'58" East, 70.50 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.004 acres (177 S.F.) and occupying 0.004 acres of present right-of-way.

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

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top unless otherwise noted. Mag Nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8342" inscribed on top.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by ODOT RTN observations, with the centerline of Norwich Avenue bearing South 86°11'07" East.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E.P. Ferris & Associates, Inc. from February, 2020 through June, 2020.

This description was prepared on February 2, 2024.



Matthew Lee Sloat *2/6/24*

Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

Date

