

**LEGAL DESCRIPTION
VERTICAL ENCROACHMENT EASEMENT
FROM 742.25' (NAVD 88) TO 751.00' (NAVD 88)
0.0003 ACRE**

Situated in the State of Ohio, County of Franklin, in the City of Columbus, and being in Quarter Township 3, Township 1, Range 18, United States Military Lands, being in the right-of-way of Norwich Avenue (50' Wide) as delineated in C.E. Justice's Northern Heights Addition, of record in Plat Book 7, Page 372, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

This description has a vertical component. The intent of this description is to include an area from an elevation 5 foot below the finished grade at the bottom of a retaining wall up to an elevation 1 foot above top of the wall. The bottom of the area is 742.25 feet (NAVD88) and the top is 751.00 feet (NAVD 88). The elevations given go along with the horizontal metes and bounds described below, creating an extruded block of air-space.

BEGINNING at the northwesterly corner of a 0.085 acre tract as conveyed for right-of-way purposes to the City of Columbus, Ohio in Instrument Number 202208240122148, also being on the northeasterly corner of a tract conveyed to Ithica I, L.L.C., also being on the southerly right-of-way line of said Norwich Avenue;

Thence across said Norwich Avenue right-of-way, the following four (4) courses:

North 03°19'58" East, 6.00 feet to a point, being from elevation 742.25 (NAVD 88) to 751.00 (NAVD88);

South 86°11'07" East, 2.50 feet to a point, being from elevation 742.25 (NAVD 88) to 751.00 (NAVD88);

South 03°19'58" West, 6.00 feet to a point on the northerly line of said 0.085 acre tract, being from elevation 742.25 (NAVD 88) to 751.00 (NAVD88);

North 86°11'07" West, 2.50 feet to a point, being from elevation 742.25 (NAVD 88) to 751.00 (NAVD88), said point being the **POINT OF TRUE BEGINNING**, containing 0.0003 acres (15 S.F.), more or less.

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

The bearings referenced herein are based on the Ohio State Plan Coordinate System, South Zone, NAD83 (2011) as determined by ODOT RTN observations, with the southerly right-of-way line of Norwich Avenue bearing South 86°11'07" East.

The elevations are based on the North American Vertical Datum of 1988 (NAVD 88, Geoid 12A). Elevations were established using GPS observations of select control points utilizing the Ohio Department of Transportation's Virtual Reference Station and transferred to the site via bench circuit. All other elevations were calculated from proposed dimensions and the established elevations from local benchmarks.

This description was prepared on April 19, 2024 by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342, of E.P. Ferris and Associates, Inc. based on field work from February 2020 through June 2020.



Matthew Lee Sloat 4/19/24

Matthew Lee Sloat, PS 8342

Date