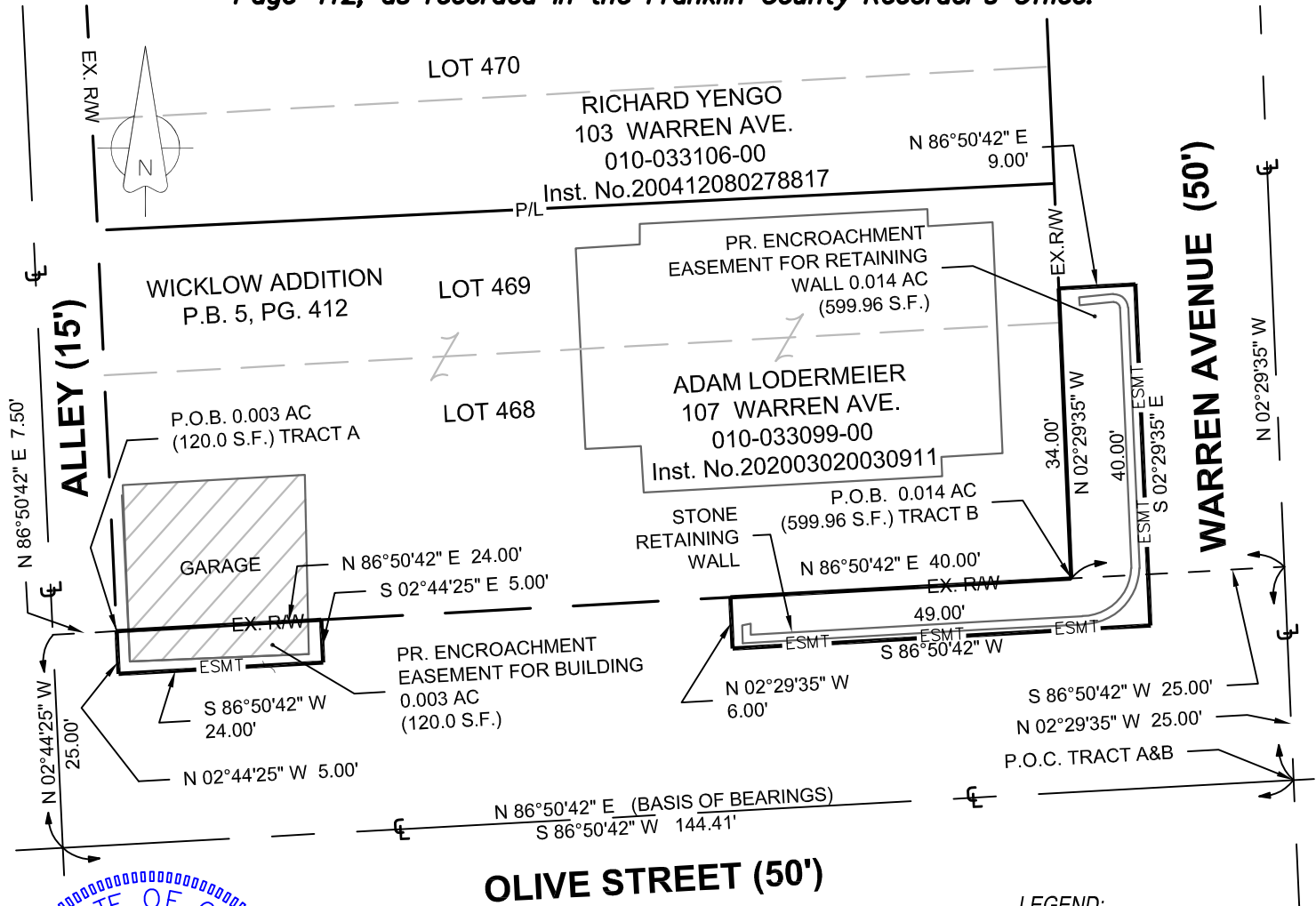




Korda/Nemeth Engineering, Inc - Consulting Engineers
 1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
 TEL: 614-487-1650 FAX: 614-487-8981 WEB: www.korda.com

**0.003 ACRE ENCROACHMENT EASEMENT (TRACT A) FOR BUILDING
 0.014 ACRE ENCROACHMENT EASEMENT (TRACT B) FOR RETAINING WALL**

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey 2668, and being a portion of the right-of-way of Warren Avenue and Olive Street, as originally dedicated in Wicklow Addition, of record in Plat Book 5, Page 412, as recorded in the Franklin County Recorder's Office.



LEGEND:

- P/L- PROPERTY LINE
- EX. R/W- RIGHT OF WAY
- ESMT- PROPOSED EASEMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

REFERENCES:

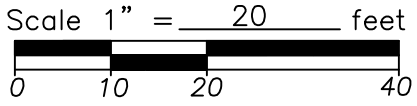
- 1) P.B. 5, PG. 412
- 2) INST#200412080278817

The bearing of N86°50'42"E being the Centerline of Olive Street (50' Wide) is referenced to the State Plane Coordinate System, Ohio South Zone NAD 83 (NSRS 2007).

CERTIFICATION:

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

[Signature]
 REGISTERED SURVEYOR NO. 7799 Dec. 22, 2022 DATE



JOB NO. 2018-4005
SURVEY REQUEST:
 Performed at the request of: City of Columbus



0.003-ACRE ENCROACHMENT EASEMENT FOR BUILDING

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey 2668, and being a portion of the existing right of way of Olive Street, as originally dedicated in Wicklow Addition, of record in Plat Book 5, Page 412, as recorded in the Franklin County Recorder's Office, and being more particularly described as follows:

Commencing at the intersection of Warren Avenue (50 feet wide) and Olive Street (50 feet Wide);

Thence along the centerline of Olive Street South 86°50'42" West for a distance of 144.41 feet to a point at the intersection of an alley (15' Wide);

Thence leaving said centerline of Olive Street and along the centerline of an alley North 02°44'25" West for a distance of 25.00 feet to a point;

Thence leaving said centerline of an alley North 86°50'42" East for a distance of 7.50 feet to a point at the intersection of the easterly existing right of way line of an alley (15 feet wide) and the northerly existing right of way line of Olive Street and being the **Point of Beginning**;

Thence along said northerly existing right of way line **North 86°50'42" East** for a distance of **24.00 feet** to a point;

Thence leaving said northerly existing right of way line across the existing right of way **South 02°44'25" East** for a distance of **5.00 feet** to a point;

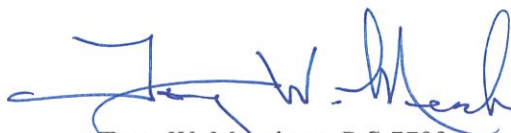
Thence continuing across the existing right of way **South 86°50'42" West** for a distance of **24.00 feet** to a point;

Thence continuing across the existing right of way **North 02°44'25" West** for a distance of **5.00 feet** to the **Point of Beginning** and containing **0.003-Acres (120.0 S.F.)**, more or less and being subject to all other legal easements, agreements, and rights of way.

TMN
Adj. to
(010)
33099

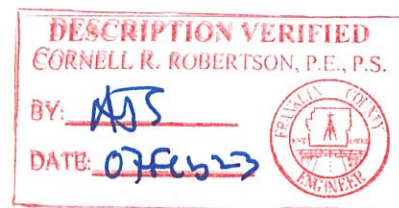
The bearings in this description are based on the centerline of Olive Street being N 86°50'42" E as referenced to the State Plane Coordinate System (South Zone), NAD 83 (NSRS 2007).

This description was prepared by Tony W. Meacham, Ohio Professional Surveyor Number 7799 from an actual field survey performed in July 2020.


Tony W. Meacham, P.S. 7799
Korda-Nemeth Engineering Inc.



Date: December 22, 2022





0.014-ACRE ENCROACHMENT EASEMENT FOR RETAINING WALL

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey 2668, and being a portion of the existing right of way of Olive Street and South Warren Avenue, as originally dedicated in Wicklow Addition, of record in Plat Book 5, Page 412, as recorded in the Franklin County Recorder's Office, and being more particularly described as follows:

Commencing at the intersection of South Warren Avenue (50 feet wide) and Olive Street (50 feet Wide);

Thence along the centerline of South Warren Avenue North 02°29'35" West for a distance of 25.00 feet to a point;

Thence leaving said centerline South 86°50'42" West for a distance of 25.00 feet to a point at the intersection of the westerly right of way line of South Warren Avenue and the northerly existing right of way line of Olive Street and the **Point of Beginning**;

Thence along said westerly existing right of way line **North 02°29'35" West** for a distance of **34.00 feet** to a point;

Thence leaving said westerly existing right of way line across the existing right of way **North 86°50'42" East** for a distance of **9.00 feet** to a point;

Thence continuing across the existing right of way **South 02°29'35" East** for a distance of **40.00 feet** to a point;

Thence continuing across the existing right of way **South 86°50'42" West** for a distance of **49.00 feet** to a point;

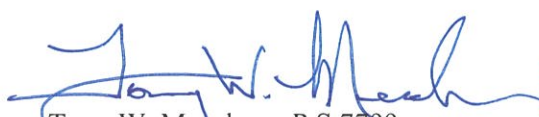
Thence continuing across the existing right of way **North 02°29'35" West** for a distance of **6.00 feet** to a point on the northerly existing right of way line of Olive Street;

Thence along said northerly right of way line **North 86°50'42" East** for a distance of **40.00 feet** to the **Point of Beginning** and containing **0.014-Acres (599.96 S.F.)**, more or less and being subject to all other legal easements, agreements, and rights of way.

TMP
Adj. to
(010)
33099

The bearings in this description are based on the centerline of Olive Street being N 86°50'42" E as referenced to the State Plane Coordinate System (South Zone), NAD 83 (NSRS 2007).

This description was prepared by Tony W. Meacham, Ohio Professional Surveyor Number 7799 from an actual field survey performed in July 2020.


Tony W. Meacham, P.S. 7799
Korda-Nemeth Engineering Inc.



Date: December 22, 2022