

LEGAL DESCRIPTION
0.0008 ACRE EASEMENT (TRACT 1)
3872-E

Situated in the State of Ohio, County of Franklin, in the City of Columbus, and being in Section 5, Township 5, Range 22, Refugee Lands, and being a portion of right-of-way of Summit Street and Third Avenue, as originally dedicated in William Phelan's Mt. Pleasant Addition, of record in Plat Book 1, Page 9, all records being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the intersection of the centerline of said Summit Street (60') and the centerline of said Third Avenue (60');

Thence along the centerline of Third Avenue, South 86°37'11" East, 36.79 feet to a point;

Thence leaving the centerline of Third Avenue, across part of the right-of-way of said Summit Street and said Third Avenue, South 3°22'49" West, 30.00 feet to a point, said point being the northwesterly corner of Lot 16 of Sorin's Subdivision of Lots 25, 26, and 27 in William Phelan's Mt. Pleasant Addition, of record in Plat Book 1, Page 286, as conveyed to 1022 R, LLC in Instrument Number 201607130089593 and Instrument Number 201607130089594, and also being the intersection of the easterly right of way line of said Summit Street and the southerly right-of-way line of said Third Avenue;

Thence along the easterly right-of-way line of said Summit Street, along the westerly line of said Lot 16, along the westerly line of said 1022 R, LLC tract, South 8°13'42" East, 3.35 feet to a point, said point being the **TRUE POINT OF BEGINNING**;

Thence continuing along the easterly right-of-way line of said Summit Street, along the westerly line of said Lot 16, along the westerly line of said 1022 R, LLC tract, and along part of the westerly line of a tract conveyed to 1012 & 1016 Summit Street Condominium, as recorded in Condominium Plat Book 149, Page 85 and declared in Instrument Number 200506030107815, South 8°13'42" East, 34.44 feet to a point;

Thence leaving the easterly right-of-way line of said Summit Street, leaving the westerly line of said Lot 16 and leaving the westerly line of said 1012 & 1016 Summit Street Condominium tract, across said Summit Street right-of-way, South 81°46'18" West, 1.00 feet to a point;

Thence continuing across said Summit Street right-of-way, North 8°13'42" West, 34.44 feet to a point;

Thence continuing across said Summit Street right-of-way, North 81°46'18" East, 1.00 feet to a point, said point being the **TRUE POINT OF BEGINNING**, containing 0.0008 acres (34 S.F.), more or less.

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

The bearings for this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011), being the centerline of Summit Street, bearing North 8°13'42" West. The bearings originated from field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342, of E.P. Ferris and Associates, Inc. on March 30, 2023.



Matthew Lee Sloat, PS 8342

Date