

**LEGAL DESCRIPTION
ENCROACHMENT EASEMENT 2
FROM 768.19' (NAVD 88) TO 836.75' (NAVD 88)
0.0005 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 part of Lot 15 of C.E. Justice's Northern Heights Addition, of record in Plat Book 7, Page 372, also being part of a 0.085 acre tract as conveyed to the City of Columbus, Ohio for right-of-way purposes in Instrument Number 202208240122148, 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 1 foot below the bottom of a building overhang up to an elevation 5 feet above the building parapet. The bottom of the area is 768.19 feet (NAVD88) and the top is 836.75 feet (NAVD 88). The elevations given go along with the horizontal metes and bounds described below, creating an extruded block of air-space.

COMMENCING at the northeasterly corner of said 0.085 acre tract, being on the southerly right-of-way line of Norwich Avenue (50');

Thence along the easterly line of said 0.085 acre tract, South 03°19'58" West, 4.89 feet to a point, said point being the **TRUE POINT OF BEGINNING**:

Thence along the easterly line of said 0.085 acre tract, South 03°19'58" West, 40.97 feet to a point, being from elevation 768.19 (NAVD 88) to 836.75 (NAVD88);

Thence across said 0.085 acre tract, the following three (3) courses:

North 86°40'02" West, 0.50 feet to a point, being from elevation 768.19 (NAVD 88) to 836.75 (NAVD88);

North 03°19'58" East, 40.97 feet to a point, being from elevation 768.19 (NAVD 88) to 836.75 (NAVD88);

South 86°40'02" East, 0.50 feet to a point, being from elevation 768.19 (NAVD 88) to 836.75 (NAVD88), said point being the **POINT OF TRUE BEGINNING**, containing 0.0005 acres (20 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) being the southerly line of Norwich Avenue, bearing South 86°11'07" East. The bearing originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected station in the Ohio Department of Transportation Virtual Reference Station Network.

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 dimension and the established elevations from local benchmarks.

This description was prepared on January 20, 2023 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.