

3-WDV1
0.013 ACRE
PLAN NO. 3651-E

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Half Section 10, Township 5, Range 22, Refugee Lands and being out of that 1.438 acre tract as conveyed to City of Columbus, Ohio by deed of record in Instrument Number 199912300318817, declared as public right-of-way in Ordinance Number 0536-2006, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning, for reference, at a magnetic spike set at the northeasterly corner of Lot 5 of that plat entitled "Fred J. Fay's Subdivision" of record in Plat Book 2, Page 292, at the northeasterly corner of that 0.918 acre tract as conveyed to 515 Kilbourne Street, LLC by deed of record in Instrument Number 202002120021911, being the in the southerly right-of-way line of Spruce Street (public, width varies) and in the westerly right-of-way line of Kilbourne Street (pubic, width varies);

Thence South $03^{\circ} 29' 42''$ West, with said westerly right-of-way line, a distance of 119.86 feet to an iron pin set;

Thence South $06^{\circ} 25' 56''$ West, continuing with said westerly right-of-way line, a distance of 19.55 feet to an iron pin set in the line common to said 1.438 acre tract and that 3.735 acre tract conveyed to NWD HP, LLC by deed of record in Instrument Number 201905010050140, the TRUE POINT OF BEGINNING

Thence across said 1.438 acre tract, the following courses and distances:

South $03^{\circ} 29' 48''$ West, a distance of 123.10 feet to a magnetic spike set;

North $86^{\circ} 30' 12''$ West, a distance of 1.80 feet to a magnetic spike set;

South $03^{\circ} 29' 48''$ West, a distance of 1.37 feet to a magnetic spike set at a point on a non-tangent curve;

with the arc of a curve to the right, having a central angle of $76^{\circ} 15' 44''$, a radius of 14.20 feet, an arc length of 18.90 feet, a chord bearing of South $41^{\circ} 37' 39''$ West and chord distance of 17.54 feet to a magnetic spike set at a point of non-tangency;

South $76^{\circ} 51' 22''$ West, a distance of 26.40 feet to a magnetic spike set at a point on a non-tangent curve; and

with the arc of a curve to the left, having a central angle of $00^{\circ} 03' 35''$, a radius of 2496.71 feet, an arc length of 2.60 feet, a chord bearing of South $84^{\circ} 19' 10''$ West and chord distance of 2.60 feet to a magnetic spike set in the line common to said 1.438 and 3.735 acre tracts, the northerly right-of-way line of Vine Street (public, width varies), as dedicated in Ordinance Number 0536-2006;

Thence North $64^{\circ} 58' 11''$ East, with said common line, said northerly right-of-way line, a distance of 38.63 feet to a magnetic spike set at the intersection of said northerly and westerly right-of-way lines;

Thence North $06^{\circ} 25' 56''$ East, with said common line, said westerly right-of-way line, a distance of 127.96 feet to the TRUE POINT OF BEGINNING, containing 0.013 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the same meridian as the bearings shown on the subdivision plat entitled "Huntington Park" of record in Plat Book 112, Pages 24 and 25, Recorder's Office, Franklin County, Ohio. On said plat of record, the centerline of Huntington Park Lane has a bearing of North $03^{\circ} 05' 07''$ East.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in August 2016.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer 10-22-2020

Joshua M. Meyer
Professional Surveyor No. 8485





Evans, Mechwart, Hambleton & Tilton, Inc.
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 Phone: 614.775.4500 Toll Free: 888.775.3648
 emht.com

SURVEY OF ACREAGE PARCEL

HALF SECTION 10, TOWNSHIP 5, RANGE 22
 REFUGEE LANDS
 CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 17, 2020

Job No: 20190382

Scale: 1" = 20'

Revised: October 22, 2020

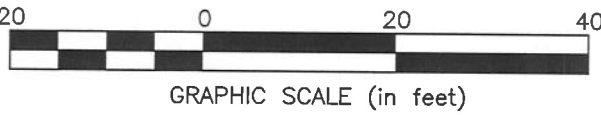
Plan No. 3651-E

SHEET 1 OF 3

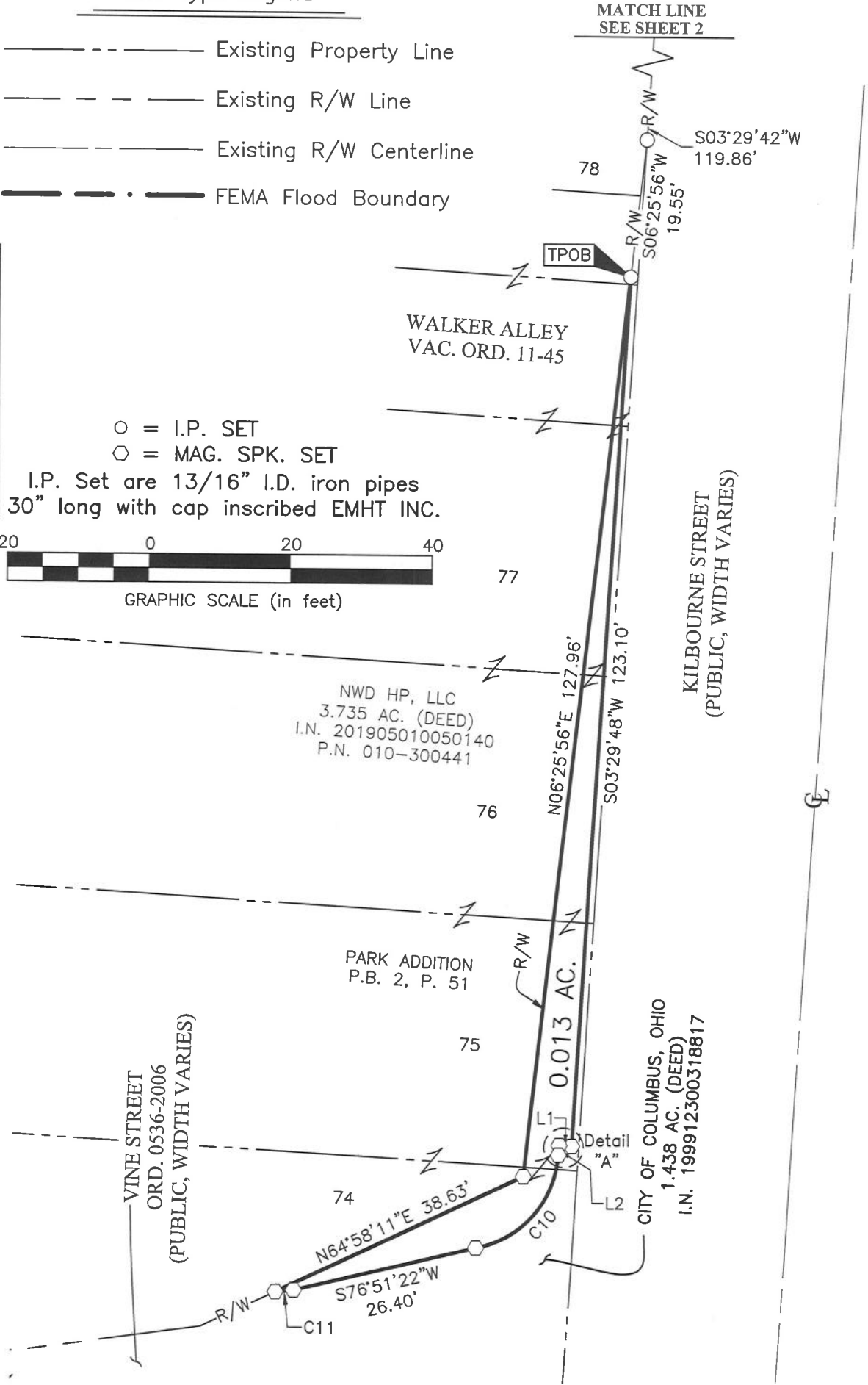
Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- FEMA Flood Boundary

- = I.P. SET
 - ◊ = MAG. SPK. SET
- I.P. Set are 13/16" I.D. iron pipes
 30" long with cap inscribed EMHT INC.



U:\20190382\DWG\04SHEETS\BOUNDARY\20190382-VS-BNDY-04.DWG plotted by KING, BRANDON on 10/22/2020 10:30:14 AM last saved by BKING on 10/19/2020 9:48:16 AM Xrefs:





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REFUGEE LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 17, 2020

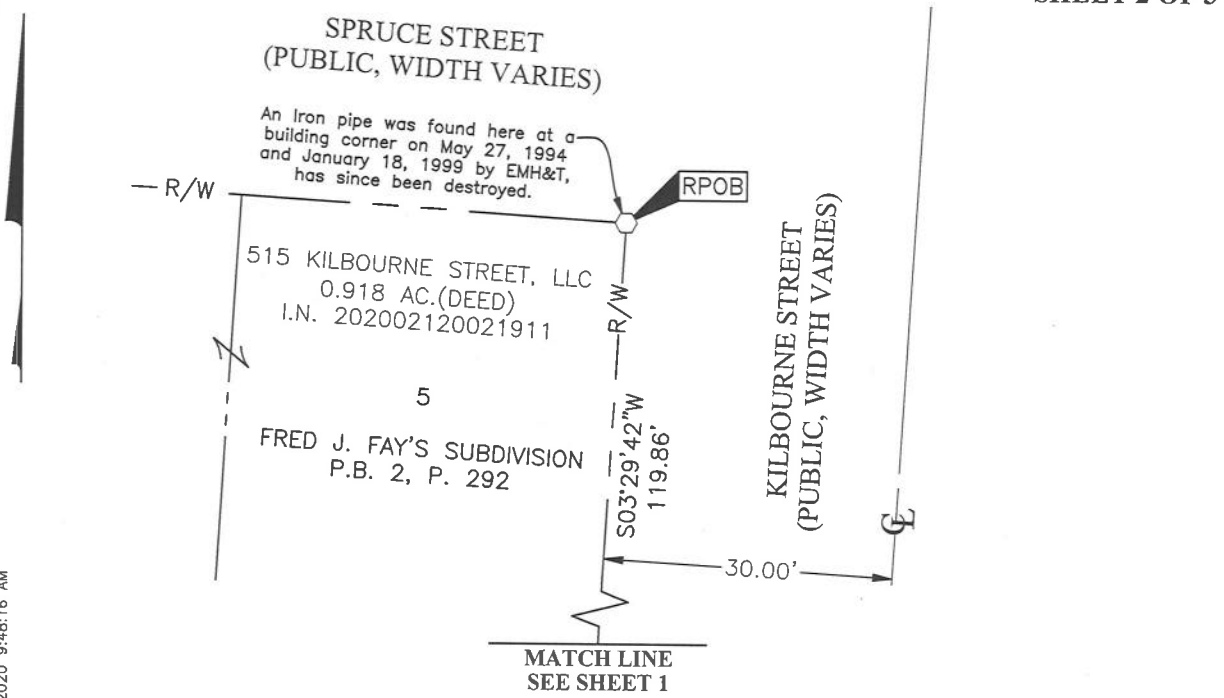
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Plan No. 3651-E

SHEET 2 OF 3



Line Type Legend

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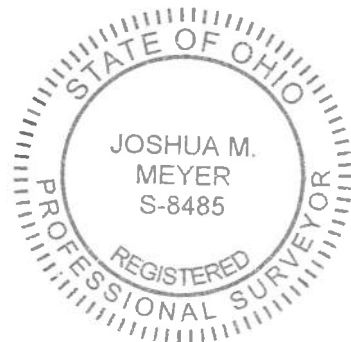
GRAPHIC SCALE (in feet)

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in August 2016.

BASIS OF BEARINGS:

The bearings shown herein are based on the same meridian as the bearings shown on the subdivision plat entitled "Huntington Park" of record in Plat Book 112, Pages 24 and 25, Recorder's Office, Franklin County Ohio. On said plat of record, the centerline of Huntington Park Lane has a bearing of North 03° 05' 07" East.



By Joshua M. Meyer
 Joshua M. Meyer
 Professional Surveyor No. 8485
 jmeyer@emht.com

10-22-2020
 Date

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HALF SECTION 10, TOWNSHIP 5, RANGE 22

REFUGEE LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

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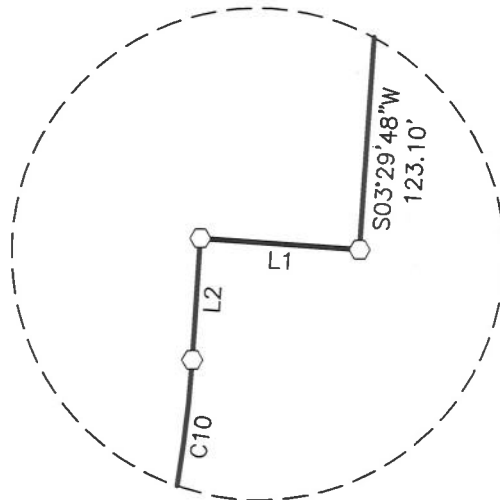
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SHEET 3 OF 3

Detail "A"
Not to Scale



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86°30'12"W	1.80'
L2	S03°29'48"W	1.37'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C10	76°15'44"	14.20'	18.90'	S41°37'39"W	17.54'
C11	0°03'35"	2496.71'	2.60'	S84°19'10"W	2.60'

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GRAPHIC SCALE (in feet)

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