

**DESCRIPTION OF 0.017 ACRES
LYING WEST OF MONROE AVENUE
AND SOUTH OF LONG STREET**

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of an 11 feet wide alley located in Gates' Subdivision, as shown and delineated in Plat Book 5, Page 55, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning, at a MAG nail set, at the northeasterly corner of lot 4 of said Gates' Subdivision, and the southwesterly intersection of said 11 feet wide alley, and Long Street (70 feet wide, P.B. 2, Pg. 172);

Thence North $81^{\circ}55'54''$ East, a distance of 11.23 feet, along the southerly line of said Long Street, and the northerly line of said alley, to a rebar set, at the southeasterly intersection of said alley and said Long Street, and the northwesterly corner of lot 1 of said Gates' Subdivision;

Thence South $03^{\circ}35'28''$ West, a distance of 67.54 feet, along the easterly line of said alley, the westerly line of said lot 1, and the westerly line of lots 2 and 3 of said Gates' Subdivision, to a rebar set, at the southeasterly corner of said alley, at a northeasterly interior corner of said lot 3;

Thence North $85^{\circ}47'18''$ West, a distance of 11.00 feet, along the southerly terminus of said alley, and the northerly line of said lot 3, to a point, in the east brick face of a building, at the southwesterly corner of said alley, and the northwesterly corner of said lot 3, and on the easterly line of said lot 4;

Thence North $03^{\circ}35'28''$ East, a distance of 65.15 feet, along the line common to said alley and said lot 4, to the **Point of Beginning**, containing 0.017 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS). Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the southerly line of Long Street, having a bearing of North $81^{\circ}55'54''$ East and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in May of 2023.