

### DESCRIPTION OF 0.016 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Half Section 13, Section 10, Township 5, Range 22, Refugee Lands, and being all of a 10 foot right-of-way known as a private alley as dedicated in James Watson's Subdivision, recorded in Plat Book volume 3, Page 5, originally conveyed to James Watson by deed as recorded in Deed Book volume 117, page 17 all records referenced are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

**COMMENCING FOR REFERENCE** at the southwest corner of Lot 2 of said James Watson's Subdivision, being at the intersection of the north right-of-way line for Long Street (70 feet wide) as dedicated in Plat Book volume 2, page 102 (destroyed by fire) as later amended in Plat Book volume 2, page 172 and the east right-of-way line for Talmadge Street (20 feet wide), the east 5 feet of which dedicated in Plat Book volume 2, page 102 (destroyed by fire) as later amended in Plat Book volume 2, page 172 and the west 15 feet dedicated in Plat Book volume 1, page 266, (reference a bent iron pin found South 16 degrees 00 minutes 57 seconds East at a distance of 0.38 feet);

Thence along the said northerly right-of-way of Long Street, the southerly line of the said Lot 2, and being the southerly line of a parcel conveyed to Columbus Holding Group, LLC. by the instrument filed as Instrument Number 201503180033821, **North 81 degrees 56 minutes 24 seconds East for a distance of 40.92 feet** to a Mag nail set at the intersection of the westerly right-of-way of the said private 10 foot alley and the said northerly right-of-way of Long Street, at the southeast corner of the said Lot 2, and at the southeast corner of the said Columbus Holding Group, LLC. parcel, said point being the **POINT OF BEGINNING** of the parcel herein described;

Thence along the said westerly right-of-way of the 10 foot private alley, the said easterly line of Lot 2, and the easterly line of the said Columbus Holding Group, LLC. parcel, **North 04 degrees 06 minutes 16 seconds East for a distance of 69.31 feet** to a Mag nail set at the northwest corner of the said 10 foot private alley, on the easterly line of said Columbus Holding Group, LLC. parcel and on the south line of Lot 41 as platted in East Grove Addition Amended Plat, recorded in Plat Book volume 2, Page 172;

Thence along the northerly right-of-way line of the said 10 foot private alley, the southerly line of the said Lot 41, and being the southerly line of the said Columbus Holding Group, LLC. parcel, **South 85 degrees 48 minutes 17 seconds East for a distance of 10.00 feet** to a point at the northwest corner of Lot 1 of the said James Watson's Subdivision, on the easterly right-of-way line of the said private 10 foot alley, and on the westerly line of the said Columbus Holding Group, LLC. parcel;

Thence along the said easterly right-of-way line of the private 10 foot alley, the said westerly line of Lot 1, and the said westerly line of the Columbus Holding Group, LLC. parcel, **South 04 degrees 06 minutes 16 seconds West for a distance of 67.14 feet** to a Mag nail set at the intersection of the said easterly right-of-way line of the private 10 foot alley and the said northerly right-of-way line of Long Street, at the southwest corner of the said Lot 1, and at a southwest corner of the said Columbus Holding Group, LLC. parcel;

Thence along the said northerly right-of-way line of Long Street and the southerly line of the said James Watson's Subdivision, **South 81 degrees 56 minutes 24 seconds West for a distance of 10.23 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total area of **0.016 acres**, more or less.

Iron pins referenced as set are 5/8 inch diameter by 30 inch long rebar with caps inscribed "ASI PS 8438".

Bearings described herein are based on the bearing of North 81 degrees 56 minutes 24 seconds East for the north right-of-way line for Long Street, measured from Grid North as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description was prepared by Brian P. Bingham, Registered Professional Surveyor No. 8438, is based on an actual survey of the premises performed under my direction in March 2016, and is true and correct to the best of my knowledge and belief.

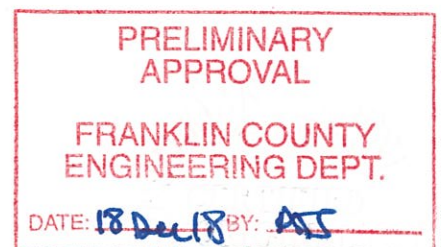
American Structurepoint, Inc.



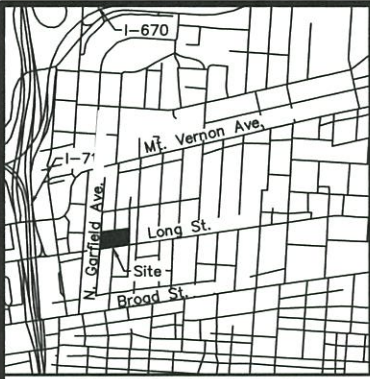
Brian P. Bingham  
Registered Professional Surveyor No. 8438



12/17/2018  
Date

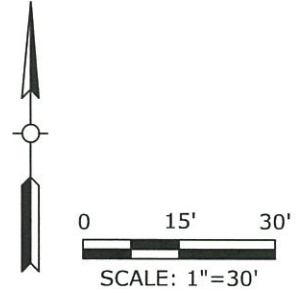


State of Ohio, County of Franklin,  
 City of Columbus  
 Half Section 13, Section 10,  
 Township 5, Range 22  
 Refugee Lands

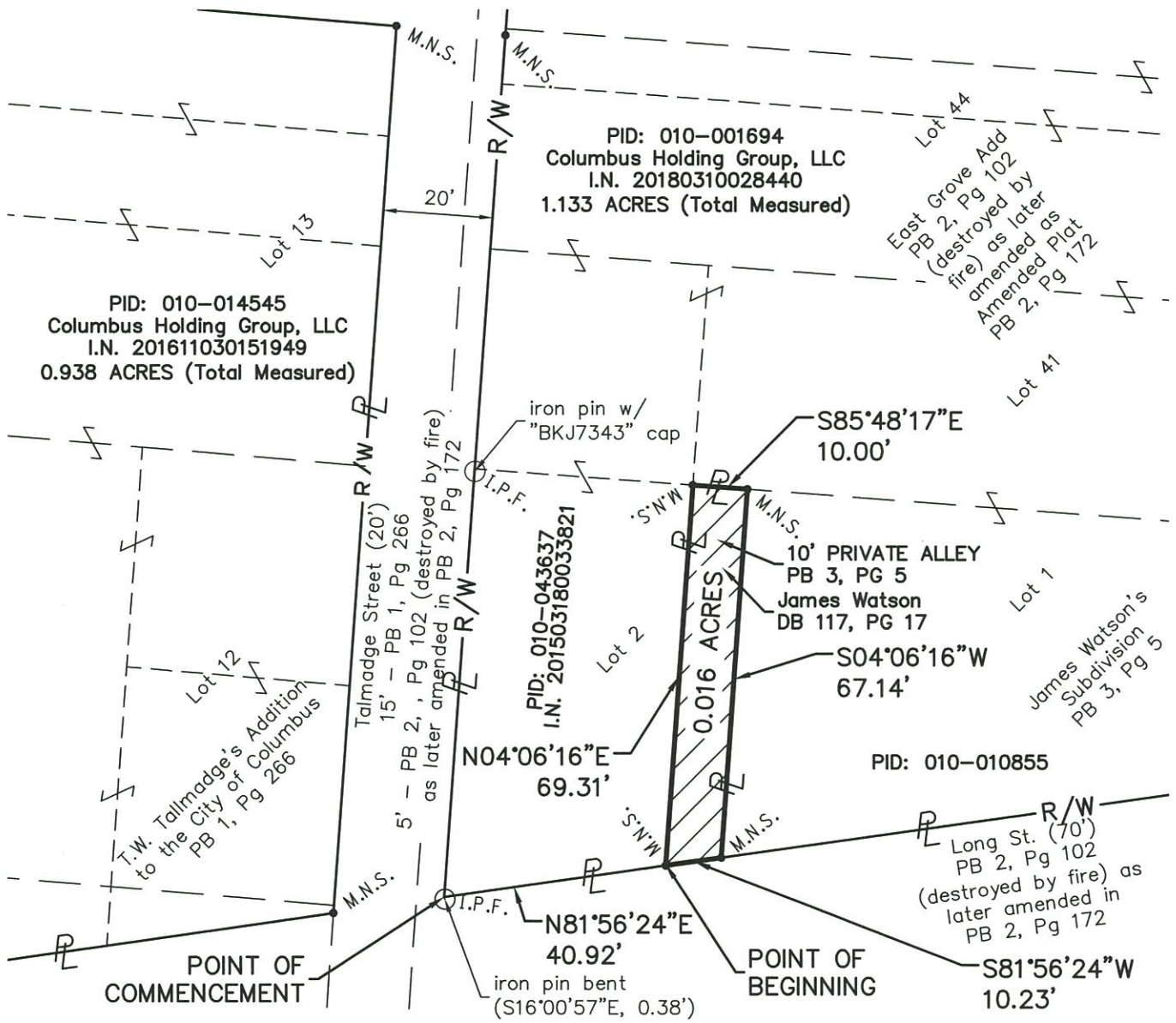


VICINITY MAP

not to scale



- I.P.S.  $\frac{5}{8}$ " iron pin set w/ "ASI-PS 8438" cap
- M.N.S. Mag nail set
- I.P.F.  $\frac{5}{8}$ " iron pin found



**BASIS OF BEARINGS**

Bearings described hereon are based on North 81 degrees 56 minutes 24 seconds East for Long Street, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

I hereby certify that:  
 This drawing represents the results of an actual field survey of the premises performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

*Brian P. Bingham*  
 Brian P. Bingham, P.S. No. 8438  
 American Structurepoint, Inc.

12/17/2018  
 Date



0.016 ACRE EXHIBIT  
 FOR  
 COLUMBUS HOLDING GROUP, LLC.  
 COLUMBUS, FRANKLIN COUNTY, OHIO

DATE:	12/17/2018
DRAWN BY:	ATJ
CHECKED BY:	BPB
JOB NUMBER:	2017.01763

1 OF 1

AMERICAN  
**STRUCTUREPOINT**  
 INC.

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 Columbus, Ohio 43231  
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PLOT DATE: 12/17/2018 8:43 AM  
 PLOT SCALE: 1"=30'  
 EDITED BY: AICBIDAN  
 DRAWING FILE: C:\2017\12\17\2018 - Drawings\Survey\2017\12\17\2018\_SV\_2018.dwg  
 DATE: 12/17/2018