



**0.154 Acre Tract**

Being situated in the State of Ohio, County of Franklin, City of Columbus, Section 8, Half Section 10, Township 5, Range 22, Refugee Lands and being part of Reserve 'A' as delineated on the Master Commissioner's Plat of the North Graveyard Addition, as partitioned by the Franklin County Court of Common Pleas in Complete Record 57, Page 1, and subsequently recorded in Plat Book 2, Page 355, commonly known as the "Kerr Tract" and currently occupied as a portion of Vine Street, as recorded in the Franklin County Recorder's Office, and being more particularly described as follows:

**Beginning** at a mag nail found at the southeasterly corner of the residue of the 1 1/2 acre tract conveyed to the City of Columbus in Official Record 21345 H07, said point also being the southwesterly corner of Lot 37 of the North Graveyard Addition and the southwesterly corner of vacated Space Street (39' Wide) (vacated by Ord. 530-95), said point also being along the easterly line of Reserve 'A' of the North Graveyard Addition, commonly known as the Kerr Tract, and along the northerly right of way of Vine Street (Width Varies);

Thence along the easterly line of said Reserve 'A' and the original northerly line of Vine Street, as dedicated in the North Graveyard Addition (Plat Book 2, Page 355), **South 03° 28' 43" West** for a distance of **33.86 feet** to a mag nail set at the southeasterly corner of said Reserve 'A';

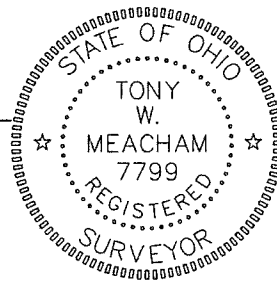
Thence along the southerly line of said Reserve 'A' and the original northerly line of Vine Street, **North 86° 24' 13" West** for a distance of **198.00 feet** to a mag nail set at the southwesterly corner of said Reserve 'A', said point also being along the easterly line of Park Street (80' Wide) (Formerly Front Street), as dedicated in Lincoln Goodale's Addition to the City of Columbus (Plat Book 1, Page 92);

Thence along the westerly line of Reserve 'A' and the easterly line of Park Street, **North 03° 28' 43" East** for a distance of **33.86 feet** to a mag nail set at the southwesterly corner of said City of Columbus tract;

Thence passing through Reserve 'A' parallel with and 33.86 feet northerly of the southerly line of Reserve 'A' and the presently occupied northerly line of Vine Street, **South 86° 24' 13" East** for a distance of **198.00 feet** to the **True Point of Beginning**, containing **0.154 acres**, more or less, all of which is originally part of Reserve 'A' of the North Graveyard Subdivision, subject however to all other legal rights of way, easements and agreements of record.

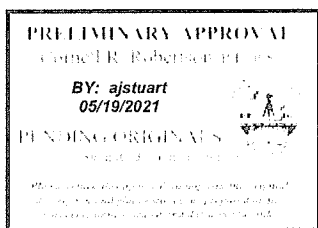
The bearings are based on the easterly line of Park Street being North 03°28'43" East as referenced to the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 NSRS Adjustment).

Tony W. Meacham, PS 7799  
Korda/Nemeth Engineering, Inc.



May 11, 2021

Date



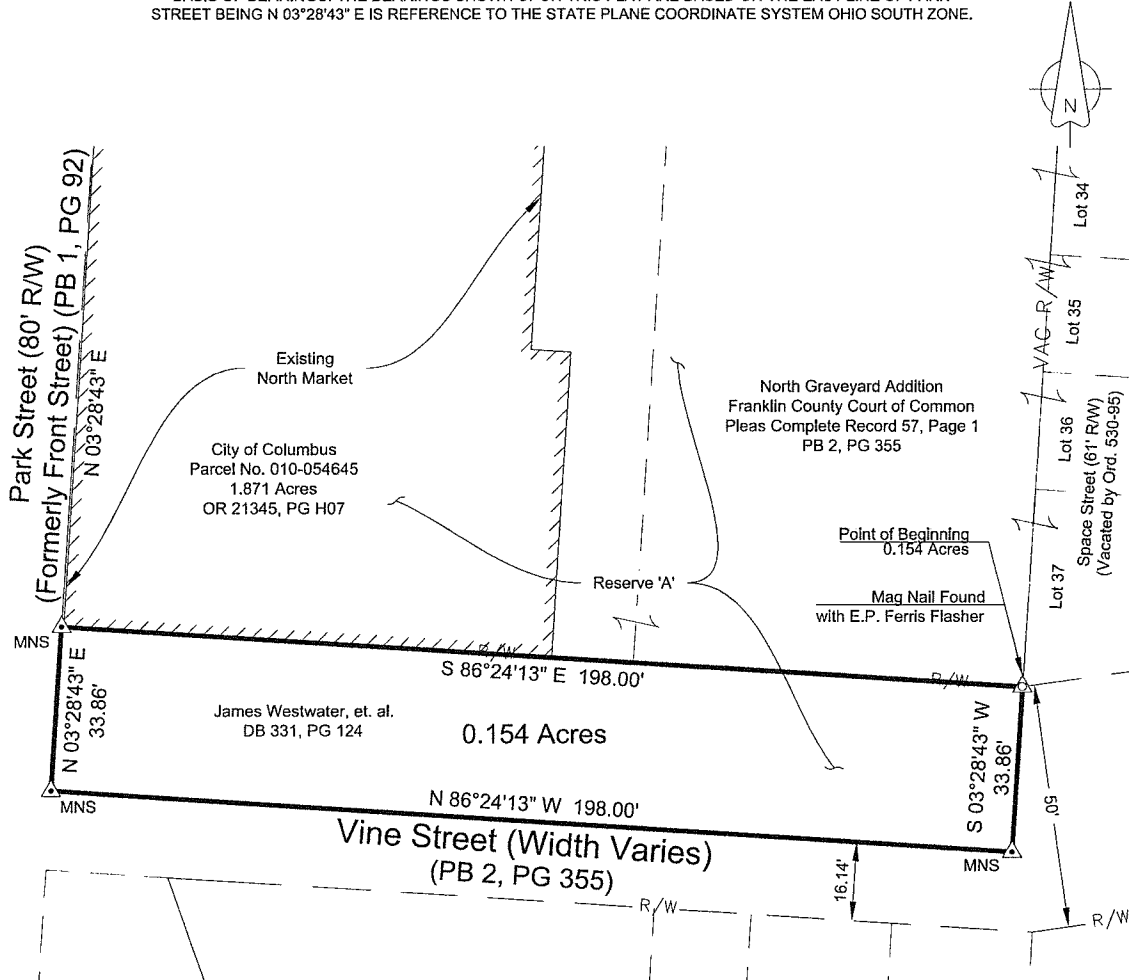


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### PLAT OF SURVEY

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 8, Half Section 10, Township 5, Range 22, Refugee Lands and being part of Reserve "A" as delineated on the Master Commissioner's Plat of the North Graveyard Addition as partitioned by the Franklin County Court of Common Pleas in Complete Record 57, Page 1, and subsequently recorded in Plat Book 2, Page 355, as recorded in the Franklin County Recorder's Office.

BASIS OF BEARINGS: THE BEARINGS SHOWN UPON THIS PLAT ARE BASED ON THE EAST LINE OF PARK STREET BEING N 03°28'43" E IS REFERENCE TO THE STATE PLANE COORDINATE SYSTEM OHIO SOUTH ZONE.



**Record Plans**

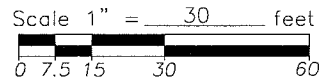
1. North Graveyard Addition - PB 2, PG 355
2. Deeds as shown.

**Flood Data:**

The lots delineated on this plat are found on non-printed F.E.M.A. community panel No.39049C0307K dated 06/17/08. The property is located in Zone X and are therefore not in a flood hazard area.

**LEGEND:**

- MNS Mag Nail Set
- Mag Nail Found



Survey Performed at the request of: RBHD

**CERTIFICATION:**

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

5/11/2021

REGISTERED SURVEYOR NO. 7799

DATE

