

28 February 2022

**Description of 0.152 acres of land
East North High Street
North of Chase Road
City of Columbus, Franklin County, Ohio**

Situated in the State of Ohio, County of Franklin, City of Columbus, within Quarter Township 3, Township 2 North, Range 18 West, United States Military District and being 0.152 acre within that right of way of Morning Street as shown on the plat **Chaseland**, a subdivision of record in Plat Book 7, Page 84, and being more particularly described as follows:

Beginning at an iron pin set at the southwesterly corner of Lot 138 of said **Chaseland** subdivision, in the north line of Chase Road (60 feet width) and the easterly line of Morning Street (50 feet width);

thence North 02 degrees 20 minutes 11 seconds East, along the easterly line of Morning Street, the westerly line of Lot 138, a distance of 132.50 feet to an iron pin set at the northwesterly corner of Lot 138, in the southerly line of a fifteen (15) feet wide alley vacated by Road Record 17-17, October 1, 1948;

thence North 86 degrees 45 minutes 49 seconds West, across Morning Street, a distance of 50.01 feet to an iron pin set in the westerly line of Morning Street in the easterly line of Lot 41;

thence South 02 degrees 20 minutes 11 seconds West, along the westerly line of Morning Street, the easterly line of Lot 41, a distance of 132.50 feet to a ¾ inch pipe found (no cap) at the southeasterly corner of Lot 41, in the northerly line of Chase Road;


thence South 86 degrees 45 minutes 49 seconds East, across Morning Street, a distance of 50.01 feet the **True Point of Beginning containing 0.152 acre of land**, more or less.

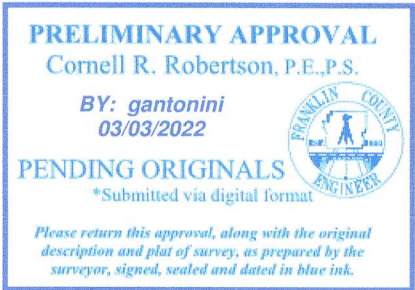
This description is based on record information and a field survey performed under the direction of Robert M. Foster, P.S., in February 2022.

Bearings are based on State Plane Coordinate System, Ohio South Zone, North American Datum of 1983 (2011) (EPOCH:2010.0000), as established using GPS observations processed against the Ohio CORS network, with the northerly line of Chase Road determined to be South 86 degrees 45 minutes 49 seconds East and are used to denote angles only

References described hereon refer to those found in the Recorder's Office, Franklin County, Ohio.

Iron pins set consist of a 5/8" rebar, thirty (30) inches in length, with a yellow plastic cap inscribed: "R M Foster S-7729."


Robert M. Foster, P.S.
Registered Professional Surveyor No. S-7729



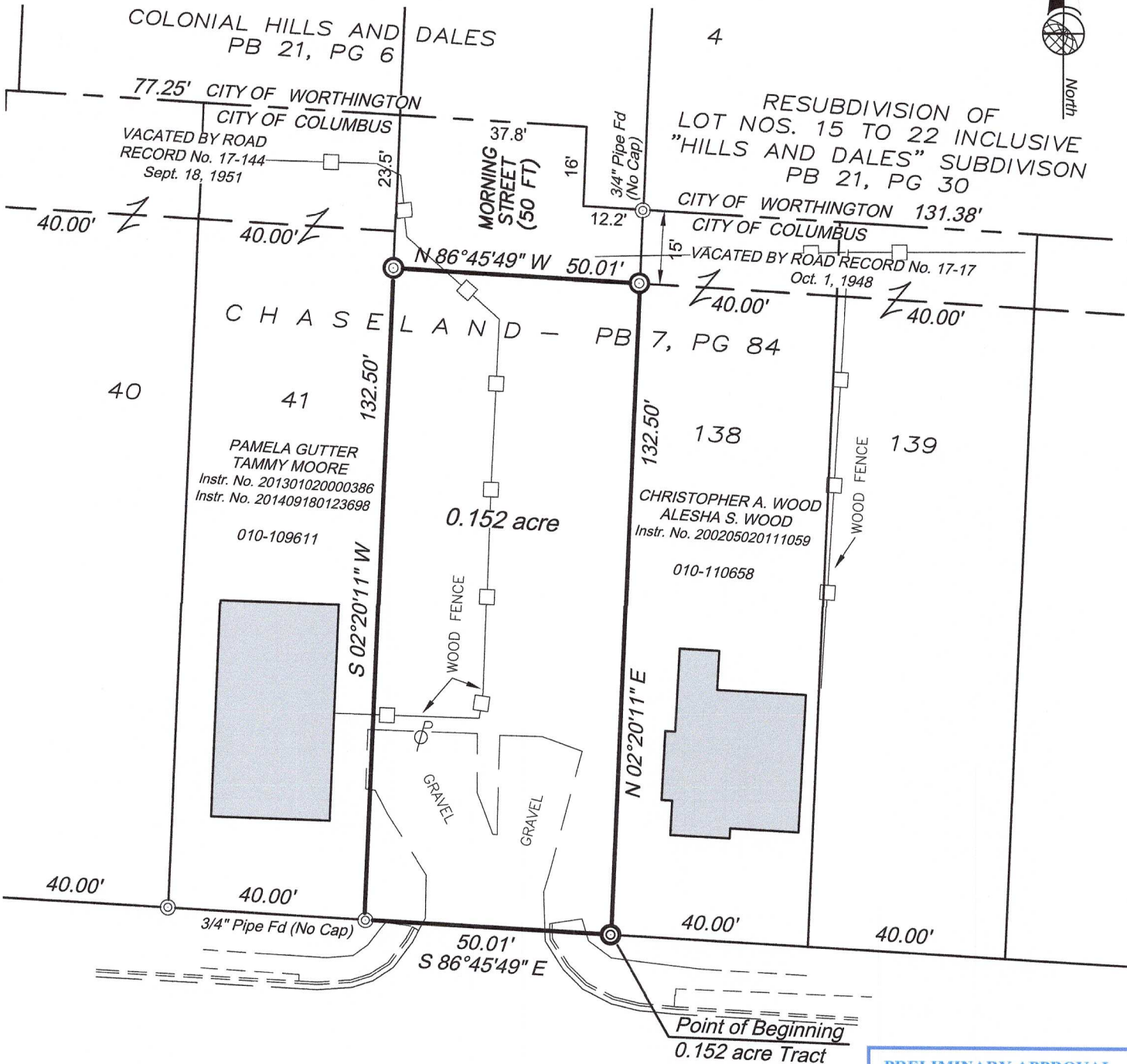
Surveying ♦ Geomatics ♦ Consulting



earthmetric, LLC
Circleville, Ohio 43113
614-404-4097
www.earthmetric.com

BOUNDARY SURVEY PLAT

Situated in the State of Ohio, County of Franklin, City of Columbus, within Quarter Township 3, Township 2 North, Range 18 West, United States Military District and being 0.152 acre within that right of way of Morning Street as shown on the plat **Chaseland**, a subdivision of record in Plat Book 7, Page 84:



Notes regarding survey:

The area described and shown hereon is presently a dedicated street and there may be easement rights of utilities. There are also improvements within this area by adjoiners that may effect clear title to this area.

Surveys used in conjunction with this plat are as follows:

Chaseland, a subdivision of record in Plat Book 7, Page 84
Resubdivision of Lot Nos. 15 to 22 Inclusive, "Hills and Dales" Subdivision, a subdivision of record in Plat Book 21, Page 30

Basis of Bearings

Bearings are based on State Plane Coordinate System, Ohio South Zone, North American Datum of 1983 (2011)(EPOCH:2010.0000), as established using GPS observations processed against the Ohio CORS network, with the northerly line of Chase Road determined to be South 86 degrees 45 minutes 49 seconds East and are used to denote angles only

MONUMENT LEGEND

- 3/4" IRON PIN SET W/CAP (R M FOSTER S 7729)
- PIPE FOUND

- PK NAIL FOUND
- RAIL SPIKE FOUND
- RAIL SPIKE SET

- REBAR FOUND
- REBAR SET
- PINCH TOP FOUND

I hereby certify:

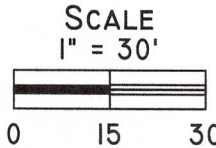
- that this survey is based on a field survey performed in February 2022;
- and that this is a Boundary Survey prepared in accordance with Chapter 4733-37 of the Administrative Code.

Signed and Sealed this 3rd day of March, 2022

Robert M. Foster, P.S.
Registered Professional Surveyor No. 7729



PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.
BY: gantonini
03/02/2022
PENDING ORIGINALS
*Submitted via digital format
Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.



earthmetric, LLC
322 Meadow Ln
Circleville, OH 43113
614.404.4097

DATE:

FEB. 28, 2022

SCALE:

1"=30'

JOB No:

22002

LOCATION CODE:

43214