LEGAL DESCRIPTION
0.068 ACRE BOUNDARY

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 3, Township 1, Range 18, United States Military Lands, being part of Lots 12 and 13 of FRANKLIN COUNTY INFIRMARY FARM as delineated in Plat Book 3, Page 4, and being all of an Alley (16 feet wide) as dedicated in DAVID M. ELLIOTT'S SUBDIVISION OF 3 ACRES recorded in Plat Book 5, Page 224, all being of record in the Franklin County Recorder's Office, and being more particularly described as follows:

COMMENCING at a MAG Nail set at the intersection of the westerly line of Gerrard Avenue (formerly Center Street) (50 feet wide) and the southerly line of Western Avenue (40 feet wide) as dedicated in said DAVID M. ELLIOTT'S SUBDIVISION OF 3 ACRES, also being the northeasterly corner of Lot 8 as delineated in said DAVID M. ELLIOTT'S SUBDIVISION OF 3 ACRES;

Thence along the southerly right-of-way line of said Western Avenue and also being along the northerly line of said Lot 8, North 86°49'52" West, 134.72 feet to an iron pin set at the northwesterly corner of said Lot 8, also being the intersection of said southerly right-of-way line with the easterly right-of-way line of said 16-foot Alley, and also being the **TRUE POINT OF BEGINNING**;

Thence leaving said southerly right-of-way line and along said easterly right-of-way line, also along the westerly lines of said Lot 8 and Lots 9-13, inclusive, of said DAVID M. ELLIOTT'S SUBDIVISION OF 3 ACRES, South 04°01'44" West, 184.49 feet to the southwesterly corner of said Lot 13, also being the northwesterly corner of a 0.220 acre tract of land as conveyed to Martin W. Wilt and Karen L. Wilt in Official Record 30182, Page E15, also being the northeasterly corner of a 0.981 acre tract of land as conveyed to Spellman Management, Ltd. in Instrument Number 201012300178386, and also being the southeasterly corner of said 16-foot Alley, said corner being referenced by a 3/4" iron pipe found 0.16 feet west;

Thence along the northerly line of said 0.981 acre Spellman Management, Ltd. tract and also along the southerly right-of-way line of said 16-foot Alley, North 86°47'19" West, 16.00 feet to an iron pin set at the southeasterly corner of Lot 14 of said DAVID M. ELLIOTT'S SUBDIVISION OF 3 ACRES and also being the southwesterly corner of said 16-foot Alley;

Thence leaving said northerly line, along the easterly line of said Lot 14, and also along the westerly right-of-way line of said 16-foot Alley, North 04°01'44" East, 184.48 feet to an iron pin set at the northeasterly corner of said Lot 14, and also being at the intersection of the said westerly right-of-way line with the southerly right-of-way line of said Western Avenue;

Thence along said southerly right-of-way line and also along the northerly right-of-way line of said 16-foot Alley, South 86°49'52" East, 16.00 feet to the **TRUE POINT OF BEGINNING**.

The above described parcel contains 0.068 acres (2,952 S.F.), of which 0.068 acres are in the present road occupied.

Subject however to all legal easements, restrictions, and rights of way of record and of records in the respective utility offices.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011 Adjustment, Epoch 2010.00) as determined by ODOT RTN observations, with the centerline of Gerrard Avenue bearing North 04°02'24" East.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8797" inscribed on top unless otherwise noted. Mag Nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8797" inscribed on top.

This description was prepared by Garrett G. Brown, Ohio Registered Professional Surveyor 8797 and is based on a field survey conducted on June 12, 2025.

This description was prepared on June 23, 2025.

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Garrett G. Brown, PS, E.I. Date
Registered Surveyor No. 8797

PRELIMINARY APPROVAL
ADAM W. FOWLER, P.E., P.S.
gantonini
06/24/2025 10:30:15 AM
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.