

LEGAL DESCRIPTION

0.146 Acre Alley

Situate in the City of Columbus, Franklin County, Ohio and being part of a 20' wide alley as dedicated with The Solomon and George W. Beers' North Addition, as recorded in Plat Book volume 1, page 54 (all references to recorded documents refer to the records of the Franklin County Recorder's Office located in Columbus, Ohio) and being more particularly described as follows:

Beginning at a set 5/8" Iron Pin with a yellow CESO cap on the northeasterly corner of a parcel conveyed to NAMS LLC, as recorded in Instrument Number 201801170007054, also being the northeast corner of Lot 22 of the aforementioned Solomon and George W. Beers' North Addition, and at the intersection of the southerly right-of-way line of the said 20' wide alley and the westerly right-of-way line of Neil Avenue, as recorded in the said Plat Book volume 1, page 54;

Thence along the said southerly right-of-way line and along the northerly line of the said Lot 22, South 78°39'41" West for a distance of 317.00 feet to an iron pin set at the southwesterly corner of the said 20' wide alley, the northwesterly corner of the said Board of Education parcel, also being the northwesterly corner of a vacated 20' wide alley vacated by ordinance 455-40, and on the easterly line of a parcel conveyed to City of Columbus, Ohio, as recorded in Deed Book volume 2886, page 484;

Thence along the said westerly right-of-way line of the said 20' wide alley and along the easterly line of the said City of Columbus parcel, North 11°20'19" West for a distance of 20.00 feet to a bent 1" iron pipe found on the northerly right-of-way line of the said 20' wide alley, at the southwesterly corner of a parcel conveyed to Anthony F. Vrsansky, Trustee, as recorded in Official Record volume 24016, page 115, and at the southwesterly corner of a vacated 20' wide alley vacated by ordinance 455-40;

Thence along the said northerly right-of-way line and along the southerly line of the said Vrsansky parcel, North 78°39'41" East for a distance of 317.00 feet to an iron pin set on the said westerly right-of-way line of Neil Avenue and at the southeasterly corner of a parcel conveyed to Paul Eric Stevenson as recorded in Instrument Number 200402110030640, passing a 1" iron pipe found at a corner common to the said Vrsansky parcel and the said Stevenson parcel at 247.00 feet, the said common corner also being the southeasterly corner of Lot 23 of the aforementioned Solomon and George W. Beers' North Addition;

Thence crossing the said 20' wide alley, South 11°20'19" East for a distance of 20.00 feet to the Point of Beginning.

Containing 0.146 Total Acres of land and subject to all easements, encumbrances, covenants, restrictions and matters of record affecting the subject parcel.

Bearings are based upon the Ohio State Plane South Coordinate System NAD 83, (NSRS 2011) and further based upon GPS observations performed by CESO INC. in December of 2017 using the ODOT VRS Network, holding a bearing of South 11°20'19" East for the centerline of the adjacent portion of Neil Avenue.

This description and field survey was prepared as the result of an actual field survey, conducted by CESO INC in December of 2017 under the direct supervision of Jeffrey A. Miller, Ohio Professional Surveyor #7211.

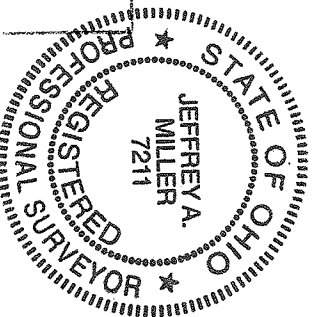
All iron pins called as set are 5/8" X 30" rebar with yellow identification cap stamped "CESO". All monumentation called for as found are in good, stable condition unless noted otherwise.

PRELIMINARY
APPROVAL

FRANKLIN COUNTY
ENGINEERING DEPT.

DATE: 05/17/2019

DEED PRESENTATION



CESO, Inc.

Jeffrey A. Miller, PS

Ohio Registered Professional Surveyor No. S-7211

Date

Jeffrey A. Miller 5-17-19

