

**LEGAL DESCRIPTION  
PARCEL 1  
1.967 ACRES**

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 a part of Reserve "A" of North Graveyard Addition, as recorded in Plat Book 2 Page 355, destroyed by fire, and as conveyed to The City Of Columbus as recorded in O.R.V. 21345 Page H07, Parcel 1 (0.4726 acres) & 2 (0.6905 acres), and also being a part of a tract as conveyed to the Corporation of Columbus as recorded in Deed Book 8 Page 360, and being a portion of said North Graveyard Addition Lots 22, 24, 25, 26, 29, 30, 40, an unnamed alley, and Market Street, and all of North Graveyard Addition Lots 27, 28, and 31 through 39, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing at a found drill hole at the intersection of the northerly right-of-way line of Vine Street (50'), and the easterly right-of-way line of Park St. (80'), as dedicated in Plat Book 1 Page 92, destroyed by fire, also being the southwest corner of said City of Columbus tract, Parcel 2, and being on the westerly line of said remainder of the said Corporation of Columbus tract, and being the **TRUE POINT OF BEGINNING** for the parcel herein described;

thence northerly along the easterly line of said Park Street, and the westerly line of said City of Columbus tract, Parcel 2, and westerly line of said remainder of the said Corporation of Columbus tract, North 10° 25' 09" East, 255.62 feet to a mag nail set at the intersection of the easterly line of said Park Street and the southerly line of Spruce Street (60'), as dedicated by Deed Book 285 Page 129, and being on the northerly line of said City of Columbus tract, Parcel 2;

thence easterly along said southerly line of Spruce Street and northerly line of said Parcel 1 & 2, and continuing across the remainder of said Corporation of Columbus tract, and across said North Graveyard Addition Market Street, Lot 24, and Lot 22, South 79° 32' 19" East, 320.34 feet to a mag nail set;

thence southerly across said remainder of the said Corporation of Columbus tract and across said North Graveyard Addition Lots 22, 25, 26, 29, 30, 40, and an unnamed alley, South 01° 18' 38" East, 225.81 feet to a mag nail set on the northerly line of Vine Street and southerly line of North Graveyard Addition Lot 40;

thence westerly along the northerly line of Vine Street, also being the southerly line of said remainder of the Corporation of Columbus tract, also along the southerly line of said City of Columbus tract, Parcel 1, and along the southerly line of said North Graveyard Addition Lots 40, 39, 38, 37, and Market Street, South 88° 45' 50" West, 171.79 feet to a mag nail set at the southwest corner of City of Columbus tract, Parcel 1 and southeast corner of City of Columbus tract, Parcel 2;

thence continuing westerly along the said northerly line of Vine Street, and the southerly line of said remainder of Corporation of Columbus tract, and southerly line of City of Columbus tract, Parcel 2, North 79° 27' 47" West, 198.00 feet to the **TRUE POINT OF BEGINNING** containing 1.967 acres (85,687 Sq. Ft.) more or less.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The basis of bearing is the West line of High Street being South 01° 18' 38" East.

All monuments found are in good condition unless otherwise noted.

This description was prepared by Matthew E. Ferris, Ohio Registered Professional Surveyor 8230 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. in September 2016 under the direct supervision of Matthew E. Ferris, Ohio Registered Professional Surveyor 8230. Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8230" inscribed on top.



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Matthew E. Ferris, P.S.  
Registered Surveyor No. 8230

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Date