

DESCRIPTION OF A 0.5578 ACRE TRACT OF LAND ON THE NORTH SIDE OF NAGHTEN STREET, THE WEST SIDE OF NEILSTON STREET AND ON THE SOUTH SIDE OF MT. VERNON AVENUE IN COLUMBUS, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN CITY OF COLUMBUS, CONTAINING 0.5578 ACRES OF LAND, MORE OR LESS, BEING PART OF LOTS 5 AND 6 AND ALL OF LOTS 7 AND 8 AS THE SAME ARE NUMBERED AND DELINEATED UPON THE PLAT OF ROBERT NEIL'S OFFICIAL RECORD IN PLAT BOOK 1, PAGE 98, ALSO BEING ALL OF THAT TRACT OF LAND AS DESCRIBED IN A DEED TO HARRY C. DENNEY OF RECORD IN OFFICIAL RECORD 11251, PAGE 180 (ALL REFERENCES TO PLAT BOOKS AND OFFICIAL RECORDS IN THIS DESCRIPTION REFER TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO), SAID 0.5578 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERLY LINE OF MT. VERNON AVENUE (50 FEET IN WIDTH) AND THE WESTERLY LINE OF NEILSTON STREET (60 FEET IN WIDTH, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF SAID LOT 5;

THENCE N1°14'45"W, WITH THE WESTERLY LINE OF SAID NEILSTON STREET (60 FEET IN WIDTH), THE EASTERLY LINE OF SAID LOTS 5, 6, 7 AND 8, A DISTANCE OF 187.49 FEET TO A POINT IN THE NORTHERLY LINE OF NAGHTEN STREET (54.9 FEET IN WIDTH), SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LOT 8;

THENCE N69°15'00"W, WITH THE NORTHERLY LINE OF SAID NAGHTEN STREET, THE SOUTHERLY LINE OF SAID LOT 8, A DISTANCE OF 156.00 FEET TO A POINT IN THE EASTERLY LINE OF VACATED PAYNE ALLEY (33 FEET IN WIDTH), SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LOT 8;

THENCE N1°13'50"E, WITH THE EASTERLY LINE OF SAID VACATED PAYNE ALLEY, THE WESTERLY LINE OF SAID LOTS 6, 7 AND 8, A DISTANCE OF 66.05 FEET TO A POINT;

THENCE S69°15'00"E, CROSSING SAID LOT 6, A DISTANCE OF 66.05 FEET TO A POINT;

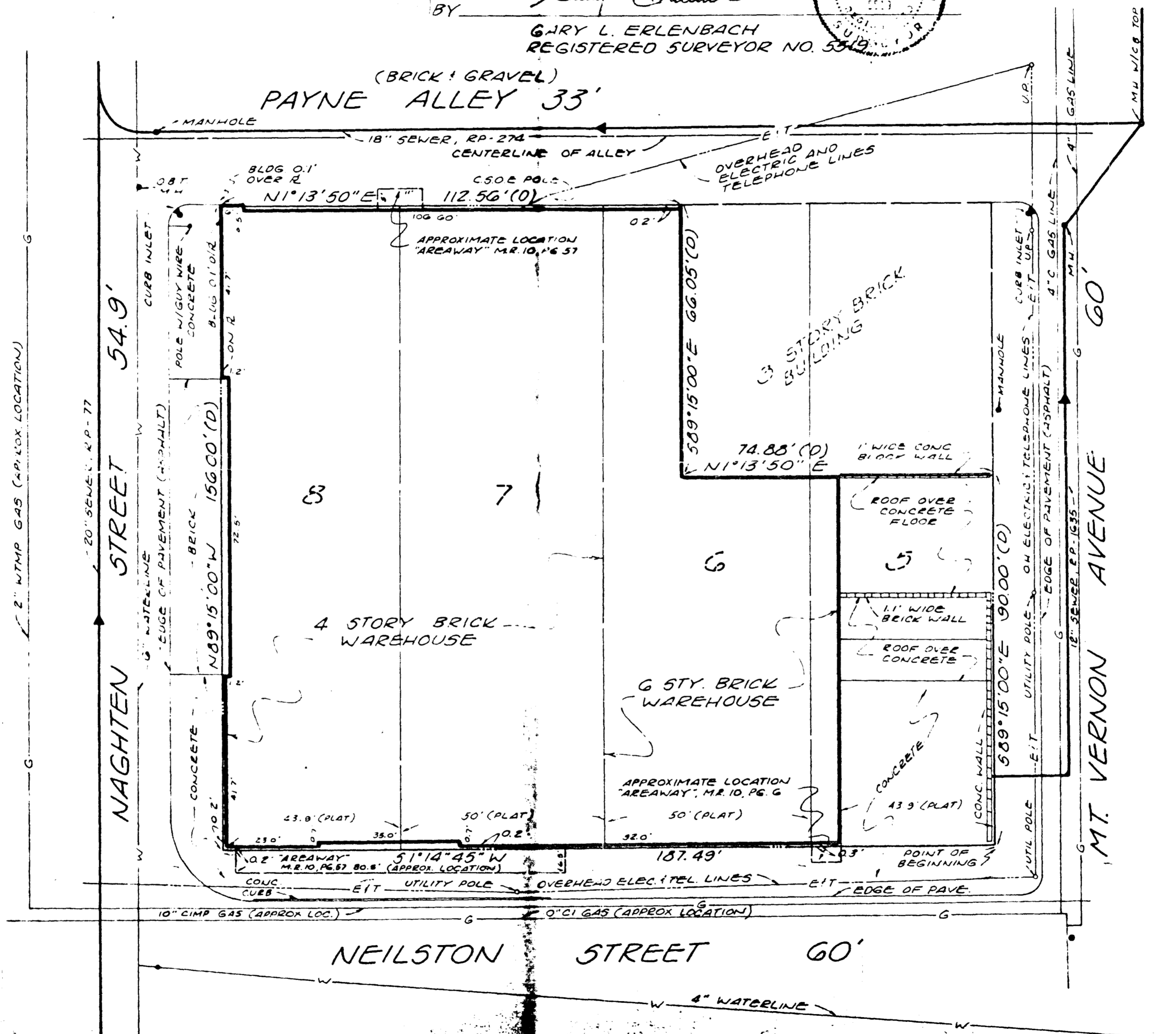
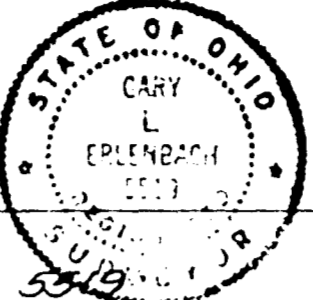
THENCE N1°13'50"E, CROSSING SAID LOTS 5 AND 6, A DISTANCE OF 74.88 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID MT. VERNON AVENUE (60 FEET IN WIDTH), THE NORTHERLY LINE OF SAID LOT 5;

THENCE S69°15'00"E, WITH THE SOUTHERLY LINE OF SAID MT. VERNON AVENUE, THE NORTHERLY LINE OF SAID LOT 5, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5578 ACRES OF LAND, MORE OR LESS.

SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS OF RESTRICTIONS, IF ANY, OF PREVIOUS RECORD.

WE HEREBY CERTIFY THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY IN NOVEMBER OF 1989, BY NORTHLAND SURVEYING COMPANY AND CORRECTLY SHOWS THE BOUNDARY AND LOCATION OF ALL BUILDINGS, DRIVES AND PARKING AREAS, UTILITIES, NORTHLAND SURVEYING COMPANY  
6040 CLEVELAND AVENUE  
COLUMBUS, OHIO 43231

BY *Gary L. Erlenbach*  
GARY L. ERLBACH  
REGISTERED SURVEYOR NO. 5319



NOTE - THE FOLLOWING AFFECT THIS PROPERTY:  
1. AREAWAY CONTRACT RECORDED IN MISCELLANEOUS RECORD 10, PAGE 57  
2. AREAWAY CONTRACT RECORDED IN MISCELLANEOUS RECORD 10, PAGE 6

REVISIONS	BY
DEC. 8, 89	GOE

LOCATION SURVEY  
OF 260 E. NAGHTEN STREET, COLUMBUS, OHIO 43215  
BEING PART OF LOTS 5 AND 6 AND ALL OF LOTS 7 AND 8 OF ROBERT NEIL'S ADDITION (P.B. 1, PG. 98)  
CERTIFIED TO: MID STATE TITLE  
COLUMBUS CENTRAL PROPERTIES LIMITED PARTNERSHIP

DRAWN GOE
CHECKED BAH
DATE NOV. 29, 1989
SCALE 1" = 20'
JOB NO. 3525-89
SHEET OF 1