

**PLAT OF SURVEY**  
 FOR  
**CLAYTON ROSS**  
**TRACT # 2, 0.520 ACRE TRACT**  
**LOTS 25-31 AND PRT. OF 30**  
**SECOND PLAT OF THEODORE LEONARD'S**  
**EAST COLUMBUS LANDS**  
**P.B. 3, PG. 190**  
**CITY OF COLUMBUS**  
**COUNTY OF FRANKLIN**  
**STATE OF OHIO**

Tract # 2  
 0.520 Acre Tract  
 Lots 25-29, Part of Lots 25 & 30  
 Second Plat of Theodore Leonard's East Columbus Lands  
 P.B. 3, Pg. 190  
 City of Columbus  
 County of Franklin  
 State of Ohio

Situated in the State of Ohio, County of Franklin, City of Columbus, and Lot Numbers Twenty-five (25), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29) and part of Lots Twenty-five (25) and Thirty (30) in the Second Plat of Theodore Leonard's East Columbus Lands, Plat Book 3, Page 190, Recorder's Office, Franklin County, Ohio, and said lots and alley were conveyed to our Messrs. Company incorporated by Official Record 33776 E. 15, Recorder's Office, Franklin County, Ohio, said tract of land being bounded and described as follows:

Commencing at an iron pin found at the intersection of Leonard Avenue (60 feet in width) and Parkway Avenue (50 feet in width);

Thence South 57 degrees 15 minutes 00 seconds West along the westerly line of Leonard Avenue 150 feet in width, a distance of 52.81 feet to a point;

Thence South 30 degrees 05 minutes 00 seconds East leaving the above point, a distance of 140 feet in width, a distance of 30.00 feet to an iron pin set at the intersection of the southerly right-of-way line of Leonard Avenue (60 feet in width) and the westerly right-of-way line of Parkway Avenue (50 feet in width) and the northeast corner of said Lot Number Twenty-five (25);

Thence South 03 degrees 20 minutes 29 seconds West along the westerly right-of-way line of Parkway Avenue (50 feet in width) and the easterly line of said Lot Number Twenty-five (25), a distance of 109.91 feet to an iron pin set at the TRUE POINT OF BEGINNING of the tract herein to be described;

Thence South 03 degrees 20 minutes 29 seconds West continuing along the westerly right-of-way line of Parkway Avenue (50 feet in width) and the easterly line of said Lot Number Twenty-five (25), a distance of 75.20 feet to an iron pin set in the southerly line of said Lot Number Twenty-five (25);

Thence North 88 degrees 19 minutes 25 seconds West leaving the westerly right-of-way line of Parkway Avenue (50 feet in width) and along the southerly line of said Lot Number Twenty-five (25), a distance of 75.20 feet to an iron pin set in the southerly line of said Lot Number Twenty-five (25);

Thence South 03 degrees 05 minutes 04 seconds West leaving the southerly line of said Lot Number Twenty-five (25), a distance of 31.01 feet to an iron pin set in the southerly line of said Lot Number Twenty-five (25);

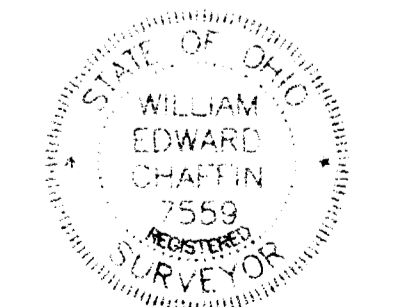
Thence North 89 degrees 04 minutes 18 seconds West along the westerly right-of-way line of Parkway Avenue (50 feet in width) and the southerly line of said Lot Number Twenty-five (25), a distance of 75.07 feet to an iron pin set at the intersection of the westerly right-of-way line of Parkway Avenue (50 feet in width) and an alley 120 feet in width and the southwest corner of said Lot Number Twenty-five (25);

Thence North 88 degrees 55 minutes 18 seconds East along the westerly right-of-way line of Parkway Avenue (50 feet in width) and the southerly line of said Lot Number Twenty-five (25), a distance of 75.20 feet to an iron pin set at the intersection of the westerly right-of-way line of Parkway Avenue (50 feet in width) and an alley 120 feet in width and the southwest corner of said Lot Number Twenty-five (25);

Thence South 88 degrees 19 minutes 25 seconds East leaving the westerly right-of-way line of Parkway Avenue (50 feet in width), a distance of 151.56 feet to the TRUE POINT OF BEGINNING of the tract herein described containing 0.520 acres of land, more or less, subject to the usual rights, easements and restrictions of record.

THIS PLAT WAS PREPARED BY HARRY L. GREENE, ENGINEERING AND SURVEYING, AND IS A TRUE AND ACCURATE REPRESENTATION TO THE BEST OF MY KNOWLEDGE AND BELIEF OF A SURVEY MADE BY SAID SURVEYOR IN SEPTEMBER, 1996.

*William Edward Chaffin*  
 WILLIAM EDWARD CHAFFIN  
 REGISTERED SURVEYOR NO. 7559



- PLAN PREPARED BY -  
**HARRY L. GREENE, ENGINEERING AND SURVEYING**

2122 TREMONT CENTER  
 COLUMBUS, OHIO 43221  
 (614) 486-0714

THE BEARINGS ON THIS PLAT ARE BASED UPON THE CENTER LINE OF LEONARD AVENUE AS BEING NORTH 57 DEGREES 15 MINUTES 00 SECONDS EAST.

REVISIONS			DRAWN BY	DATE
01-07-96	LOT SPLITS	REC	R. CHAFFIN	01-02-96
04-21-97	BOUNDARY LINE CHANGE	REC		
06-18-97	SPLIT DRAWINGS	REC		
			CHECKED BY	DRAWING NO.
			W. CHAFFIN	167-96A.DWG
			DATE	SHEET
			167-96	1 OF 1

