

CITY OF COLUMBUS

D.V. 2608 PG.257  
3.405 ACRES



CENTRAL OHIO TRANSIT AUTHORITY  
O.R.V. 01858 PG. H13  
4.075 ACRES

CENTRAL OHIO TRANSIT AUTHORITY  
1.926 Acres  
83894 SQ. FT.

ELIE & MARIE SNEWARD  
O.R.V. 10521 PG. G05  
0.352 ACRE

CITY OF COLUMBUS  
D.V. 2452 PG. 511  
1.95 Acres

DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 17, Township 12, Range 21, Refugee Lands, being a 1.926 acre tract of land all out of that 4.075 acre tract of land as described in a deed to Central Ohio Transit Authority, of record in Official Record Volume 01858, Page H13, all references herein being to the records located in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning, FOR REFERENCE, at an iron pin found at the intersection of the easterly right-of-way line of Barnett Road (50 feet in width) with the northerly right-of-way line of Livingston Avenue (80 feet in width); Thence South 88° 29' 47" East, along said northerly right-of-way line, a distance of 297.07 feet to an iron pin found at the TRUE POINT OF BEGINNING;

Thence North 1° 16' 03" East, through said 4.075 acre tract, a distance of 313.06 feet to an iron pin found in the southerly line of a 3.405 acre tract as described in a deed to The City of Columbus, Ohio, of record in Deed Volume 2608, Page 257;

Thence South 87° 46' 24" East, along said southerly line, a distance of 317.48 feet to an iron pin found in the westerly line of a 1.95 acre tract as described in a deed to The City of Columbus, Ohio, of record in Deed Volume 2452, Page 511;

Thence South 0° 30' 13" West, along said westerly line, a distance of 90.27 feet to an iron pin found at the northeasterly corner of a 0.352 acre tract as described in a deed to Elie Seward and Marie Seward, of record in Official Record Volume 10521, Page G05;

Thence North 88° 20' 22" West, along the northerly line of said 0.352 acre tract, a distance of 69.92 feet to an iron pin found;

Thence South 0° 56' 00" West, along the westerly line of said 0.352 acre tract, a distance of 219.00 feet to an iron pin found in the northerly right-of-way line of said Livingston Avenue;

Thence along said northerly right-of-way line, North 88° 29' 47" West, a distance of 250.00 feet to the TRUE POINT OF BEGINNING and containing 1.926 acres of land.

Bearings herein are based on those of the referenced deed of record in Official Record Volume 01858, Page H13.

This description was prepared by M-E Building Consultants, Inc., Civil Engineering Division based on information obtained from an actual field survey.

CERTIFICATION

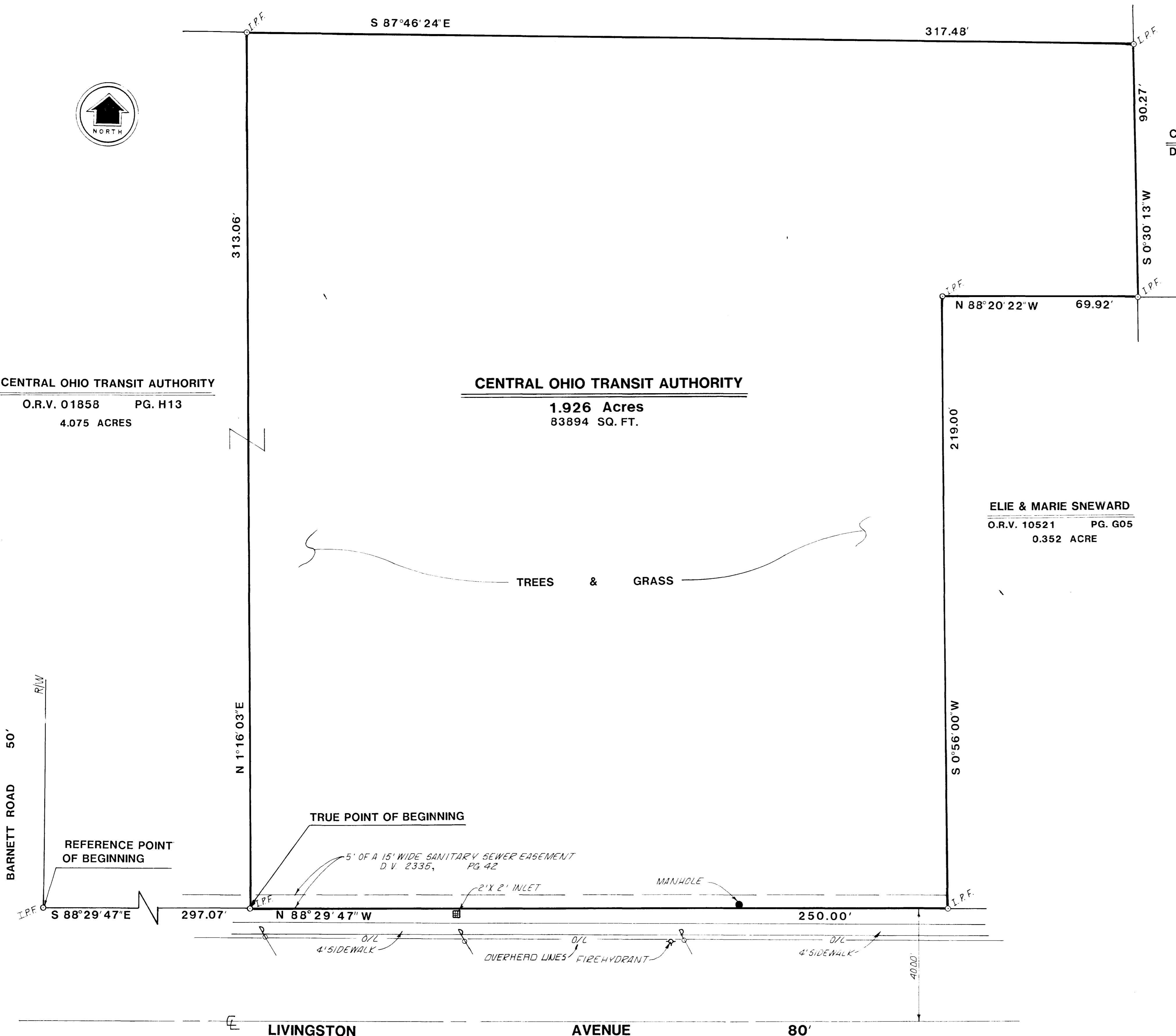
I hereby certify to the Board of Trustees of the Public Library of Columbus and Franklin County and Lawyers Title Insurance Corporation that the survey prepared by me and entitled "COTA Survey" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements; that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that utility services enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; and that the parcel described hereon does not lie within a flood hazard area in accordance with the documents entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Maps". This survey is made in accordance with the "Minimum Standard Detail Requirements for Land title Surveys" jointly established and adopted by ALTA and ACSM in 1986 and meets the accuracy requirements as defined therein.

NOTES

THE FOLLOWING EASEMENTS DO NOT APPLY TO THE TRACT OF LAND SHOWN HEREON:  
D.V. 2003, PG. 40; D.V. 2807, PG. 326; D.V. 2610, PG. 468; D.V. 2035, PG. 73; M.V. 12, PG. 295

THE FOLLOWING ARE BLANKET EASEMENTS THAT APPLY TO THIS TRACT OF LAND SHOWN HEREON:  
D.V. 1969, PG. 367 EASEMENT TO THE OHIO FUEL GAS COMPANY  
D.V. 907, PG. 22 EASEMENT TO THE COLUMBUS RAILWAY, POWER AND LIGHT COMPANY.

THE PREMISES SHOWN HEREON IS NOT LOCATED WITHIN ANY FLOOD HAZARD AREA ACCORDING TO F.E.M.A. MAP PANEL No. 390170 0070C



REVISIONS	
DATE	BY
M-E BUILDING CONSULTANTS, INC. CIVIL ENGINEERING DIVISION 1015 EAST BROAD STREET COLUMBUS, OHIO 43205	
REGISTERED SURVEYOR NO.	DATE
COTA SURVEY	
LIVINGSTON AVENUE LIBRARY COLUMBUS, OHIO	
DESIGNED	DRAWN
DLC	
SCALE	HORIZ. 1" = 20' VERT.
JOB	883194
DATE	DECEMBER 1988
SHEET NO.	
M-E BUILDING CONSULTANTS, INC. COLUMBUS, OHIO	
DEC 20 1988	
PRINTED	