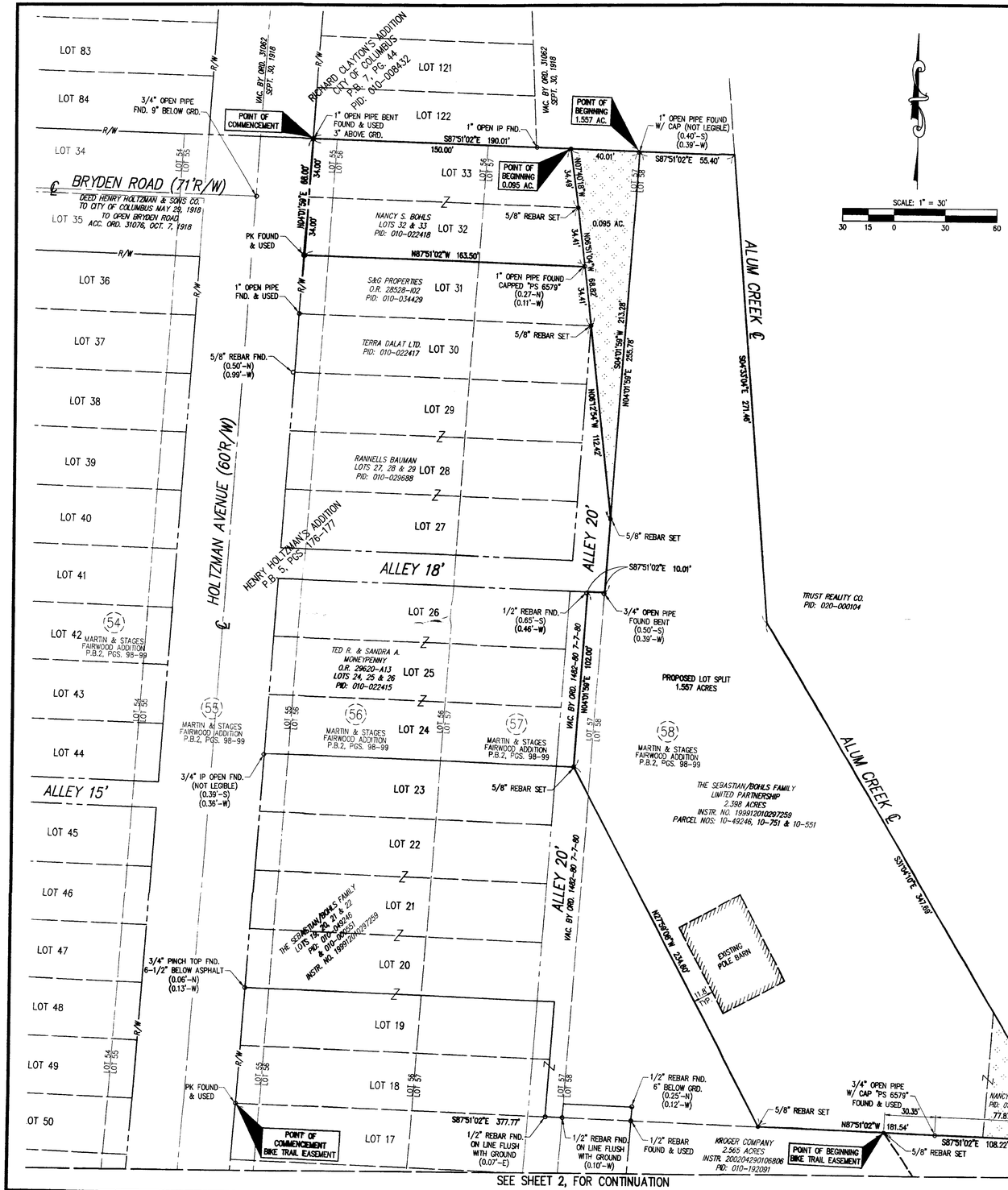


LEGEND

- 5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "HLG ENGR. & SURVEYING"
- ▲ RAILROAD SPIKE SET
- ■ MAG NAIL SET
- ⊠ MONUMENT FOUND
- ○ FOUND, AS LABELED
- △ RAILROAD SPIKE FOUND

LEGAL DESCRIPTION
0.095 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot 57 of Martin & Stage's Fairwood Addition to the City of Columbus in Plat Book 2, Pages 98 and 99, Recorders Office, Franklin County, Ohio, (all deed and plat references made being to said Recorder's Office, unless otherwise noted) and being a 0.095 acre tract being more particularly described as follows:

Beginning FOR COMMENCEMENT at a 1" pipe bent found and used at the northwest corner of Lot 33 of the Henry Holtzman's Addition in Plat Book 5, Pages 176 and 177, the southwest corner of Lot 122 of the Richard Clayton's Addition in Plat Book 7, Page 44, and being in the north line of Lot 55 of said Martin & Stage's Fairwood Addition to the City of Columbus, also in the east right-of-way line of Holtzman Avenue (60' R/W);

Thence along the south line of said Lot 122 of the Richard Clayton's Addition, the north line of said Lot 33 of the Henry Holtzman's Addition and the north line of Lots 55, 56 and 57 of said Martin & Stage's Fairwood Addition to the City of Columbus, South 87 Degrees 51 Minutes 02 Seconds East, (passing a 1" open pipe found at the southeast corner of said Lot 122 of the Richard Clayton's Addition at 130.25 feet), a total distance of 150.00 feet to a 5/8" rebar set at the northeast corner of said Lot 33 of the Henry Holtzman's Addition and being in the north line of Lot 57 of said Martin & Stage's Fairwood Addition to the City of Columbus, the TRUE POINT OF BEGINNING;

Thence continuing along the north line of Lot 57 of said Martin & Stage's Fairwood Addition to the City of Columbus, South 87 Degrees 51 Minutes 02 Seconds East, 40.01 feet to a point at the northeast corner of Lot 57 of said Martin & Stage's Fairwood Addition to the City of Columbus, and the northwest corner of Lot 58 of said Martin & Stage's Fairwood Addition to the City of Columbus, being referenced by a 1" open pipe with cap (cap not legible) found (0.40 feet South and 0.39 feet West);

Thence along the east line of said Lot 57 of Martin & Stage's Fairwood Addition to the City of Columbus and the west line of said Lot 58 of Martin & Stage's Fairwood Addition to the City of Columbus, South 04 Degrees 01 Minutes 59 Seconds West, 213.28 feet to a 5/8" rebar set in said lines and in the east line of an Alley delineated on said Henry Holtzman's Addition;

Thence crossing said Lot 57 of Martin & Stage's Fairwood Addition to the City of Columbus and the east line of said Alley delineated on said Henry Holtzman's Addition, North 06 Degrees 12 Minutes 54 Seconds West, 112.42 feet to a 5/8" rebar set at the northeast corner of Lot 30 of said Henry Holtzman's Addition and the southeast corner of Lot 31 of said Henry Holtzman's Addition;

Thence along the east line of said Lot 31 of Henry Holtzman's Addition, North 06 Degrees 51 Minutes 04 Seconds West, 34.41 feet to a point at the northeast corner of said Lot 31 of Henry Holtzman's Addition and the southeast corner of Lot 32 of said Henry Holtzman's Addition, being referenced by a 1" open pipe with cap marked "PS 6579" found (0.27 feet North and 0.11 feet West);

Thence along the east line of said Lot 32 of Henry Holtzman's Addition, North 06 Degrees 51 Minutes 04 Seconds West, 34.41 feet to a 5/8" rebar set at the northeast corner of said Lot 32 of Henry Holtzman's Addition and the southeast corner of said Lot 33 of Henry Holtzman's Addition;

Thence along the east line of said Lot 33 of Henry Holtzman's Addition, North 07 Degrees 40 Minutes 18 Seconds West, 34.49 feet to the TRUE POINT OF BEGINNING, containing 0.095 acres, and subject to all legal easements, restrictions, and right-of-way of record.

Anthony J. Robinson, Ohio Surveyor No 8120, of H.L.G. Engineering and Surveying, Worthington Ohio, prepared the above description from actual field surveys performed in October 2002. Basis of bearings South 87 degrees 51 minutes 02 seconds East, the south line of The Sebastian/Bohls Family Limited Partnership in Instrument number 199912010297258, was established by P.K. Nail found and used at the southwest corner of Lot 18 of Henry Holtzman's Addition and a 3/4" Iron Pipe with cap marked "PS 6579" found near the top of bank of Alum Creek on said south line of The Sebastian/Bohls Family Limited Partnership, which is on the same line as the extended line of the Lot line between Lots 18 and 19 of Henry Holtzman's Addition, the measured distance between said found P.K. Nail and Iron Pipe was 408.13 feet. Iron pins set are 5/8"x30" rebar set with yellow plastic cap marked HLG ENGR. & SURVEYING.

LEGAL DESCRIPTION
1.557 ACRE PROPERTY SPLIT

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot 57 and 58 of Martin & Stage's Fairwood Addition to the City of Columbus in Plat Book 2, Pages 98 and 99, Recorders Office, Franklin County, Ohio, (all deed and plat references made being to said Recorder's Office, unless otherwise noted), also being part of the Reservation and part of an Alley (now vacated by Ordinance number 1482-80-7-7-80) of Henry Holtzman's Addition in Plat Book 5, Pages 176 and 177, and being a 1.557 acre tract out of a 2.398 acre tract deeded to The Sebastian/Bohls Family Limited Partnership in Instrument number 199991201029725 9, being more particularly described as follows:

Beginning FOR COMMENCEMENT at a 1" open pipe bent found and used at the northwest corner of Lot 33 of the Henry Holtzman's Addition in Plat Book 5, Pages 176 and 177, the southwest corner of Lot 122 of the Richard Clayton's Addition in Plat Book 7, Page 44, and being in the north line of Lot 55 of said Martin & Stage's Fairwood Addition to the City of Columbus, also in the east right-of-way line of Holtzman Avenue (60' R/W);

Thence along the south line of said Lot 122 of the Richard Clayton's Addition, the north line of said Lot 33 of the Henry Holtzman's Addition and the north line of Lots 55, 56, 57 and 58 of said Martin & Stage's Fairwood Addition to the City of Columbus, South 87 degrees 51 minutes 02 seconds East, (passing a 1" open pipe found at the southeast corner of said Lot 122 of the Richard Clayton's Addition at 130.25 feet and a 5/8" rebar set at the northeast corner of said Lot 33 of the Henry Holtzman's Addition at 150.00 feet), a total distance of 190.01 feet to a point, the TRUE POINT OF BEGINNING, the northeast corner of Lot 57 of said Martin & Stage's Fairwood Addition to the City of Columbus, and the northwest corner of Lot 58 of said Martin & Stage's Fairwood Addition to the City of Columbus, also being the northwest corner of said 2.398 acre tract deeded to The Sebastian/Bohls Family Limited Partnership, being referenced by a 1" open pipe with cap (cap not legible) found (0.40 feet South and 0.39 feet West);

Thence along north line of said Lot 58 of Martin & Stage's Fairwood Addition to the City of Columbus and the north line of said 2.398 acre tract, South 87 degrees 51 minutes 02 seconds East, 55.40 feet to a point in the centerline of Alum Creek, the northeast corner of said 2.398 acre tract;

Thence along the centerline of Alum Creek and along the east line of said 2.398 acre tract, South 04 degrees 33 minutes 04 seconds East, 271.46 feet to a point in said lines;

Thence continuing along the centerline of Alum Creek and along the east line of said 2.398 acre tract, South 31 degrees 04 minutes 10 seconds East, 347.69 feet to a point in said lines, the southeast corner of said 2.398 acre tract;

Thence along the south line of said 2.398 acre tract and crossing said Lot 58 of Martin & Stage's Fairwood Addition to the City of Columbus, North 87 degrees 51 minutes 02 seconds West, (passing a 1" pipe with cap, marked "PS 6579" found at 77.87 feet) a total distance of 181.54 feet to a 5/8" rebar set in said south line;

Thence crossing said 2.398 acre tract and Lots 57 and 58 of Martin & Stage's Fairwood Addition to the City of Columbus, North 27 degrees 59 minutes 08 seconds West, 234.60 feet to a 5/8" rebar set in an angle point in the west line of said 2.398 acre tract and being in the centerline of said vacated 20 foot Alley in Henry Holtzman's Addition, which is on an extended Lot line between Lots 23 and 24 of the Henry Holtzman's Addition;

Thence along the west line of said 2.398 acre tract and along the centerline of said vacated 20 foot Alley, North 04 degrees 01 minutes 59 seconds East, 102.00 feet to an angle point in said west line of the 2.398 acre tract and being a point in said centerline of 20 foot Alley and in the line extended between south right-of-way of an 18 foot Alley and north line of Lot 26 in Henry Holtzman's Addition, being referenced by a 1/2" rebar found (0.65 feet South and 0.46 feet West);

Thence continuing along said west line of the 2.398 acre tract and said extended line between Lot 26 and said 18 foot Alley, and crossing said 20 foot Alley, which is the division line between the vacated portion of said 20 foot Alley and now new south right- of-way line of the active 20 foot alley, South 87 degrees 51 minutes 02 seconds East, 10.01 feet to a angle point in said west line of the 2.398 acre tract and in the east line of said 20 foot alley, also being a point in the line between Lots 57 and 58 of Martin & Stage's Fairwood Addition to the City of Columbus, being referenced by a 3/4" open pipe found bent (0.50 feet South and 0.39 feet West);

Thence continuing along said west line of the 2.398 acre tract, a portion of said east line of said 20 foot Alley and along the line between said Lots 57 and 58 of Martin & Stage's Fairwood Addition to the City of Columbus, North 04 degrees 01 minutes 59 seconds East, (passing a 5/8" rebar set at 42.50 feet, being the angle point in the east line of said 20 foot alley, which the width of said Alley now varies), a total distance of 255.78 feet to the TRUE POINT OF BEGINNING, containing 1.557 acres and subject to all legal easements, restrictions, and right-of-way of record.

Anthony J. Robinson, Ohio Surveyor No 8120, of H.L.G. Engineering and Surveying, Worthington Ohio, prepared the above description from actual field surveys performed in October 2002. Basis of bearings South 87 degrees 51 minutes 02 seconds East, the south line of The Sebastian/Bohls Family Limited Partnership in Instrument number 199912010297259, was established by P.K. Nail found and used at the southwest corner of Lot 18 of Henry Holtzman's Addition and a 3/4" Iron Pipe with cap marked "PS 6579" found near the top of bank of Alum Creek on said south line of The Sebastian/Bohls Family Limited Partnership, which is on the same line as the extended line of the Lot line between Lots 18 and 19 of Henry Holtzman's Addition, the measured distance between said found P.K. Nail and Iron Pipe was 408.13 feet. Iron pins set are 5/8"x30" rebar set with yellow plastic cap marked HLG ENGR. & SURVEYING.

RECEIVED
DEC 15 2004
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

THIS PLAT WAS PREPARED BY HLG ENGINEERING AND SURVEYING, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN OCTOBER 2002.

STATE OF OHIO ANTHONY J. ROBINSON 8120 REGISTERED PROFESSIONAL SURVEYOR

3-11-03
ANTHONY J. ROBINSON, P.S. No. 8120 — DATE

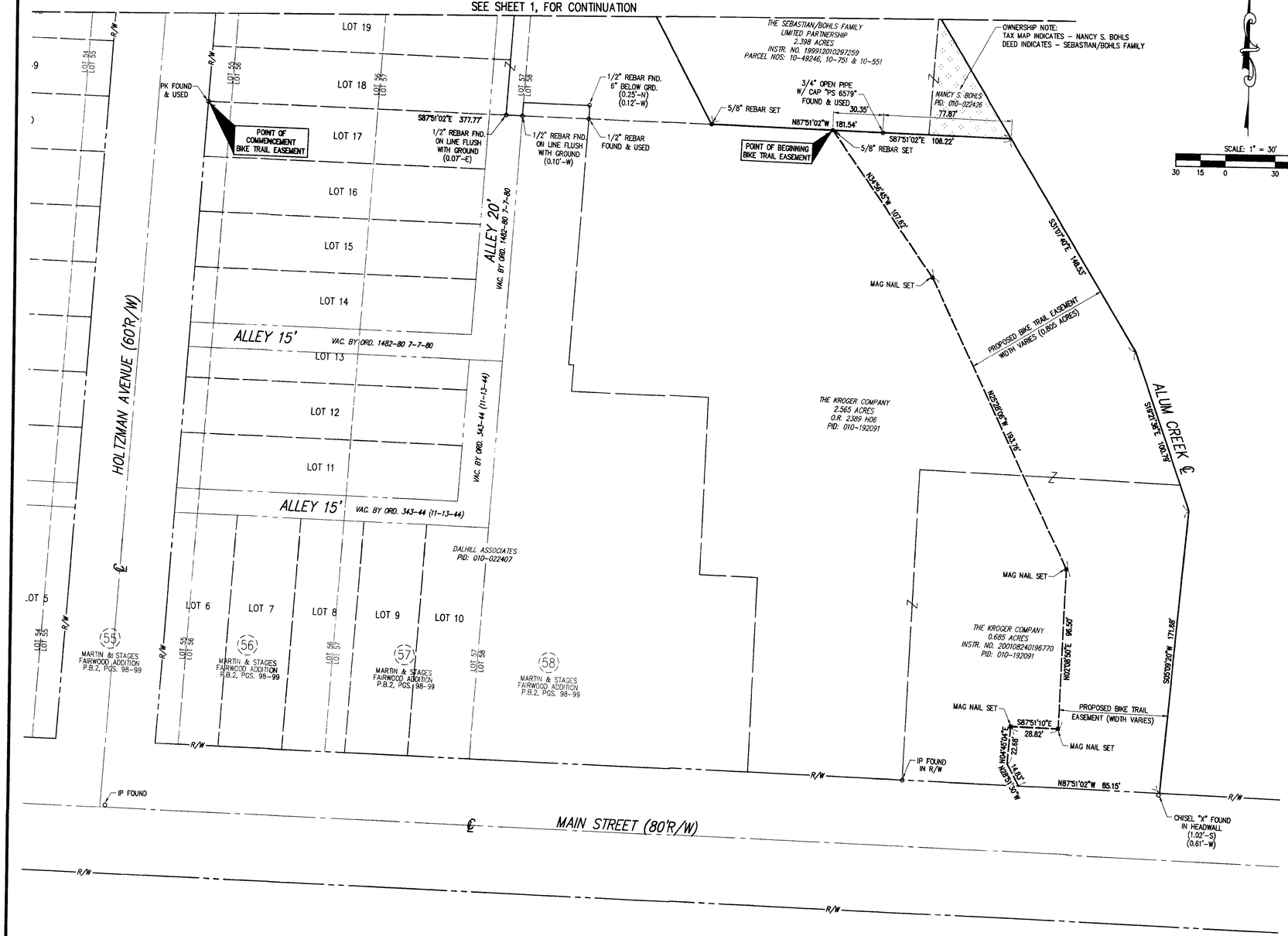
HLG ENGINEERING AND SURVEYING, INC.
705-M LAKEVIEW PLAZA BLVD.
WORTHINGTON, OH 43085
(614) 841-0053 (PHONE)
(614) 841-0170 (FAX)

PROPERTY SPLIT & BIKE TRAIL EASEMENT
ALUM CREEK BIKE TRAIL
COLUMBUS RECREATION AND PARKS
COLUMBUS, OHIO

REVISIONS	DATE

JOB NO.	31097
DRAWN BY	FLINT
FIELD CREW	AJR/LCM
CHECKED BY	AJR
FIELD BOOK	
DATE	10/28/02

SHEET 1 OF 2



LEGEND

- ● 5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "HLG ENGR. & SURVEYING"
- ▲ RAILROAD SPIKE SET
- ■ MAG NAIL SET
- ⊠ MONUMENT FOUND
- ○ FOUND, AS LABELED
- △ RAILROAD SPIKE FOUND
- AREAS OF DISCREPANCY

LEGAL DESCRIPTION
PARCEL SPLIT
0.805 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot 58 of Martin & Stage's Fairwood Addition to the City of Columbus in Plat Book 2, Pages 98 and 99, Recorders Office, Franklin County, Ohio, (all deed and plat references made being to said Recorder's Office, unless otherwise noted), also being part of the Reservation of Henry Holtzman's Addition in Plat Book 5, Pages 176 and 177, and being a 0.805 acre Parcel Split out of a 2.565 acre tract deeded to The Kroger Company in Official Record 2389 H06 and a 0.685 acre tract deeded to The Kroger Company in Instrument number 200108240196770, being more particularly described as follows:

Beginning FOR COMMENCEMENT at a P.K. Nail found and used at the southwest corner of Lot 18 of the Henry Holtzman's Addition, being the southwest corner of a 2.398 acre tract deeded to The Sebastian/Bohls Family Limited Partnership in Instrument number 199991201029725 9, the northwest corner of Lot 17 of said Henry Holtzman's Addition, and in the easterly right-of-way line of Holtzman Avenue (60' R/W);

Thence along the south line of said Lot 18 of Henry Holtzman's Addition and crossing Lots 55, 56, 57 and 58 of said Martin & Stage's Fairwood Addition to the City of Columbus along the said south line of Lot 18 of Henry Holtzman's Addition extended, South 87 degrees 51 minutes 02 seconds East, (passing three separate 1/2" rebar's found on line at 180.07 feet, 189.91 feet and 230.01 feet respectively, also passing a 5/8" rebar set on line at 304.45 feet at a proposed 1.557 acre property split for the Columbus Recreation and Parks Department), a total distance of 377.77 feet to a 5/8" rebar set at the TRUE POINT OF BEGINNING of herein described 0.805 acre Bike Trail Easement;

Thence continuing along the same line, South 87 degrees 51 minutes 02 seconds East, (passing a 3/4" pipe with cap marked "PS 6579" at 30.35 feet), a total distance of 108.22 feet to a point in the centerline of Alum Creek and being the northwest corner of said 2.565 acre tract;

Thence along the centerline of Alum Creek and the east line of said 2.562 acre tract, South 31 degrees 07 minutes 40 seconds East, 148.53 feet to an angle point in said lines;

Thence continuing along the centerline of Alum Creek and the east line of said 2.565 acre tract, South 19 degrees 21 minutes 36 seconds East, (passing the north line of said 0.685 acre tract at 84.62 feet) a total distance of 100.79 feet to an angle point in said lines;

Thence continuing along the centerline of Alum Creek and the east line of said 0.685 acre tract, South 05 degrees 09 minutes 20 seconds West, 171.68 feet to a point at the southwest corner of said 0.685 acre tract and in the north right-of-way of Main Street (80' R/W) being referenced by a chisel "x" in headwall (1.02 feet South and 0.61 feet West);

Thence along the south line of said 0.685 acre tract and the north right-of-way of Main Street (80' R/W), North 87 degrees 51 minutes 02 seconds West, 85.15 feet to a point in said line;

Thence leaving said south line of 0.685 acre tract and the north right-of-way of Main Street (80' R/W) and crossing said 0.685 acre tract, North 28 degrees 51 minutes 30 seconds West, 14.83 feet to a point;

Thence North 04 degrees 45 minutes 04 seconds East, 22.68 feet to a Mag nail set;

Thence South 87 degrees 51 minutes 10 seconds East, 28.82 feet to a Mag nail set;

Thence North 02 degrees 08 minutes 50 seconds East, 96.50 feet to a Mag nail set;

Thence North 25 degrees 28 minutes 06 seconds West, (crossing back across the north line of said 0.685 acre tract to said 2.565 acre tract at 62.57 feet) a total distance of 193.76 feet to a Mag nail set;

Thence North 34 degrees 56 minutes 45 seconds West, 107.62 feet to the TRUE POINT OF BEGINNING, containing 0.805 acres, and subject to all legal easements, restrictions, and right-of-way of record.

Anthony J. Robinson, Ohio Surveyor No 8120, of H.L.G. Engineering and Surveying, Inc. Worthington Ohio, prepared the above description from actual field surveys performed in October 2002. Basis of bearings South 87 degrees 51 minutes 02 seconds East, the south line of The Sebastian/Bohls Family Limited Partnership in Instrument number 199912010297259, was established by P.K. Nail found and used at the southwest corner of Lot 18 of Henry Holtzman's Addition and a 3/4" Iron Pipe with cap marked "PS 6579" found near the top of bank of Alum Creek on said south line of The Sebastian/Bohls Family Limited Partnership, which is on the same line as the extended line of the Lot line between Lots 18 and 19 of Henry Holtzman's Addition, the measured distance between said found P.K. Nail and Iron Pipe was 408.13 feet. Iron pins set are 5/8"x30" rebar set with yellow plastic cap marked HLG ENGR. & SURVEYING.

RECEIVED
DEC 15 2004
Franklin County Engineer
Jean C. Pringle P.E.,P.S.

STATE OF OHIO
ANTHONY J. ROBINSON
8120
REGISTERED
PROFESSIONAL SURVEYOR

THIS PLAT WAS PREPARED BY HLG ENGINEERING AND SURVEYING, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN OCTOBER 2002.

3-11-03
ANTHONY J. ROBINSON, P.S. No. 8120 — DATE

HLG, ENGINEERING AND SURVEYING, INC.
705-M LAKEVIEW PLAZA BLVD.
WORTHINGTON, OH 43085
(614) 841-0053 (PHONE)
(614) 841-0170 (FAX)

PROPERTY SPLIT & BIKE TRAIL EASEMENT
ALUM CREEK BIKE TRAIL
COLUMBUS RECREATION AND PARKS
COLUMBUS, OHIO

REVISIONS	DATE
Change wording in legal desc. from "Bike Trail Easement" to "Property Split"	3/11/03

JOB NO.	31097
DRAWN BY	FLINT
FIELD CREW	AJR/LCM
CHECKED BY	AJR
FIELD BOOK	
DATE	10/28/02

SHEET
2
OF 2