

# ROW exhibit for portions of Cochrane Ave. and a 12 ft/15 ft. Alley

**RECEIVED**

JAN 10 2025

TIME WARNER CABLE MIDWEST LLC.,  
1.002 ACRES  
IN # 201302110023890

FRANKLIN COUNTY ENGINEER  
BRAD FOSTER, P.E., P.S.

LOT 1  
MOGH TADA A. TAGHAVI  
LOT 1-3  
IN # 200906230090768

LOT 2  
PLAT OF WOLFEL ADDITION TO  
THE CITY OF COLUMBUS OHIO  
P.B. 7, PG. 102  
LOT 3

CITY OF COLUMBUS OHIO  
LOT 4



Basis of Bearings:  
Bearings are based on the North line of the  
15' wide Alley, as being S 85°30'00" E, as  
shown on P.B.7, PG. 102

2250 PARSONS AVE.

State of Ohio, County of Franklin, In City of Columbus

CERTIFICATION: THIS PLAT IS PREPARED FROM RECORDS ON FILE AT THE FRANKLIN COUNTY AUDITOR, RECORDER & ENGINEER'S OFFICES AND THE PERFORMED UNDER THE DIRECT SUPERVISION OF MICHAEL R. ZISKA, REGISTERED SURVEYOR #8621 ON APRIL 30TH 2024 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: *Michael R. Ziska*  
MICHAEL R. ZISKA REGISTERED STATE OF OHIO  
PROFESSIONAL SURVEYOR No. 8621  
DATE OF PLAT: 4/30/2024

Partition of Elizabeth Stambaugh  
Estate Franklin County Court  
Common Pleas Completed Record  
39, PG. 339.  
LOT 6

Partition of Elizabeth Stambaugh  
Estate Franklin County Court  
Common Pleas Completed Record  
39, PG. 339.  
LOT 5

SFG COLUMBUS PARSONS LLC.  
1.821 ACRES  
IN # 202107290134123

P.K. NAIL SET (typ.)

SET 3/4" IRON PIPE-30" LONG  
(CAPPED TT) (typ.)

S85°30'00"E 154.40'

AREA 2 = 0.067 ACRES

12' WIDE ALLEY (P.B. 7, PG. 102)

N85°30'00"W 139.40'

N04°30'00"E  
12.00'

POB 2  
AREA 2

PLAT OF WOLFEL ADDITION TO  
THE CITY OF COLUMBUS OHIO  
P.B. 7, PG. 102

LOT 9 LOT 8 LOT 7 LOT 6

MOGH TADA A. TAGHAVI  
LOT 5-9  
IN # 200906230090768

N04°30'00"E 72.06'  
15' WIDE ALLEY  
(P.B. 7, PG. 102)

S04°30'00"W 84.06'

N85°30'00"W  
15.00'

S85°30'00"E 122.00'

COCHRANE AVE. (50' R/W)  
(Originally dedicated as Caroline Ave.  
See Ord No. 563-57.)

AREA 1 = 0.140 ACRES

N04°30'00"E  
50.00'

POB 1  
AREA 1

S04°30'00"W 50.00'

N85°30'00"W 122.00'

0.176 ACRES

LOT 10

MOGH TADA A. TAGHAVI  
LOT 10-14 & 0.176 ACRES  
IN # 200906230090768

LOT 11

LOT 12

LOT 13

LOT 14



Situated in the State of Ohio, County of Franklin, Columbus Ohio, being part of a strip of Cochrane Ave (50' ROW), and a 15' Wide Alley by Lots 1-9, PLAT OF WOLFEL ADDITION TO THE CITY OF COLUMBUS OHIO, as delineated, of record in P.B. 7, PG. 102, records of the Recorder's Office, Franklin County, Ohio,

GRAPHIC SCALE



1 inch = 30 ft.

