

DRAWN BY: DJH

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN SEPTEMBER OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott D. Grundei 10/11/24

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

DATE



BEGINNING FOR
REFERENCE
TRACT 1 & 2
CITY OF COLUMBUS
SHARON TWP.
BLENDON TWP.
VILLAGE OF MINERVA PARK
FCGS 3379
FOUND

CLEVELAND AVENUE R/W VARIES
N 03°34'19" E 361.94' QTR. TWP. 4, TWP. 2, R. 18
N 03°34'19" E 361.94' QTR. TWP. 3, TWP. 2, R. 17

BEVERLY A. JOINER &
ELBERT L. JOINER
I.N. 202010120156671

MASSARA ALAA
I.N. 202308210085059
P.I.D. 113-000187
0.887 ACRES
38638.805 S.F.
TRACT 1
VACANT

JORDAN'S SUBDIVISION
P.B. 17, PG. 288

0.391 ACRES
17021.500 S.F.
TRACT 2

TYLER HARRIS
I.N. 202405170048623

BETH A. McFARLANE
I.N. 201601140005643

LOT 413
LOT 414

LOT 414
LOT 415
LOT 415
LOT 416
LOT 416
LOT 417
LOT 417

LOT 417
LOT 418

JORDAN ROAD 44.5'
P.B. 17, PG. 288

S 86°25'41" E 623.83'
S 86°25'41" E 787.33'

S 86°25'41" E 63.50'

100.00'

3/4" IPF

170.22'

S 03°34'19" W 170.22'

S 86°25'41" E

S 03°34'19" W 170.22'

11.20'

3/4" IPF

5/8" RBF

POINT OF TRUE BEGINNING

POINT OF TRUE BEGINNING

#2575

60.3'

100.00'

58.8'

23.9'

16.6'

S 03°34'19" W 170.21'

RBS

RBS

RBS

RBS

N 03°34'19" E 340.43'

RBS

N 86°25'41" W 163.50'
MINERVA PARK
P.B. 18, PG. 65

**DESCRIPTION OF 0.391 ACRES
LYING EAST OF CLEVELAND AVENUE
AND SOUTH OF JORDAN ROAD
TRACT 2**

Situated in the State of Ohio, County of Franklin, Village of Minerva Park, in Quarter Township 3, Township 2, Range 17, United States Military Lands, being part of lot 5 of Jordan's Subdivision, of record in Plat Book 17, Page 288, and being conveyed to Massara Alaa, by deed of record in Instrument Number 202308210085059, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning for reference, at Franklin County Engineer Control Monument Box FCCG 3379 found, at an angle point in the centerline of Cleveland Avenue (width varies), at the southwesterly corner of said Jordan's Subdivision, and the northwesterly corner of Minerva Park, of record in Plat Book 18, Page 65;

Thence North 03°34'19" East, a distance of 361.94 feet, along the centerline of said Cleveland Avenue, to a point, at the centerline intersection of said Cleveland Avenue and Jordan Road (44.5 feet wide, P.B. 17, Pg. 288);

Thence South 86°25'41" East, a distance of 787.33 feet, along the centerline of said Jordan Road, to a point;

Thence South 03°34'19" East, a distance of 22.25 feet, across said Jordan Road, to a 3/4 inch iron pin found, at the northeasterly corner of said Alaa tract, the northwesterly corner of a tract of land conveyed to Tyler Harris, by deed of record in Instrument Number 202405170048623, the northerly line of lot 5, and on the southerly line of said Jordan Road, and being the **Point of True Beginning**;

Thence South 03°34'19" West, a distance of 170.22 feet, along the line common to said Alaa and Harris tracts, and across said lot 5, to a rebar set;

Thence with the following two (2) courses and distances, across said lot 5, and said Alaa tract:

- 1) North 86°25'41" West, a distance of 100.00 feet, to a rebar set;
- 2) North 03°34'19" East, a distance of 170.21 feet, to a rebar set, on the northerly line of said lot 5, and said Alaa tract, and on the southerly line of said Jordan Road;

Thence South 86°25'41" East, a distance of 100.00 feet, along the line common to said lot 5, said Alaa tract, and said Jordan Road, to the **Point of True Beginning**, containing 0.391 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the centerline of Jordan Road, having a bearing of South 86°25'41" East and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in September of 2024.



LANDMARK SURVEY GROUP, INC.

Scott D. Grundei, P.S.
Registered Surveyor No. 8047

Date

Scott D. Grundei 10/11/24

**DESCRIPTION OF 0.887 ACRES
LYING EAST OF CLEVELAND AVENUE
AND SOUTH OF JORDAN ROAD
TRACT 1**

Situated in the State of Ohio, County of Franklin, Village of Minerva Park, in Quarter Township 3, Township 2, Range 17, United States Military Lands, being part of lot 5 of Jordan's Subdivision, of record in Plat Book 17, Page 288, and being conveyed to Massara Alaa, by deed of record in Instrument Number 202308210085059, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning for reference, at Franklin County Engineer Control Monument Box FCGS 3379 found, at an angle point in the centerline of Cleveland Avenue (width varies), at the southwestern corner of said Jordan's Subdivision, and the northwesterly corner of Minerva Park, of record in Plat Book 18, Page 65;

Thence North 03°34'19" East, a distance of 361.94 feet, along the centerline of said Cleveland Avenue, to a point, at the centerline intersection of said Cleveland Avenue and Jordan Road (44.5 feet wide, P.B. 17, Pg. 288);

Thence South 86°25'41" East, a distance of 623.83 feet, along the centerline of said Jordan Road, to a point;

Thence South 03°34'19" East, a distance of 22.25 feet, across said Jordan Road, to a 3/4 inch iron pin found, at the northwesterly corner of said lot 5, the northeasterly corner of lot 4 of said Jordan's Subdivision, and on the southerly line of said Jordan Road, and being the **Point of True Beginning**;

Thence South 86°25'41" East, a distance of 63.50 feet, along the northerly line of said lot 5, and the southerly line of said Jordan Road, to a rebar set;

Thence with the following two (2) courses and distances, across said lot 5:

- 1) South 03°34'19" West, a distance of 170.21 feet, to a rebar set;
- 2) South 86°25'41" East, a distance of 100.00 feet, to a rebar set, on the easterly line of said Alaa tract, and on the westerly line of a tract of land conveyed to Tyler Harris, by deed of record in Instrument Number 202405170048623;

Thence South 03°34'19" West, a distance of 170.22 feet, along the line common to said Alaa and Harris tracts, and along the westerly line of a tract of land conveyed to Beth A. McFarlane, by deed of record in Instrument Number 201601140005643, to a rebar set, at the southerly common corner of said Alaa and McFarlane tracts, on the southerly line of said lot 5, and on the northerly line of lot 417 of said Minerva Park;

Thence North 86°25'41" West, a distance of 163.50 feet, passing a 3/4 inch iron pin found at a distance of 11.20 feet, along the line common to said lots 5 and 417, the northerly line of lots 416, 415 and 414 of said Minerva Park, to a rebar set, at the southerly common corner of said lot 4 and 5;

Thence North 03°34'19" East, a distance of 340.43 feet, along the line common to said lots 4 and 5, to the **Point of True Beginning**, containing 0.887 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the centerline of Jordan Road, having a bearing of South 86°25'41" East and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in September of 2024.



LANDMARK SURVEY GROUP, INC.

Scott D. Grundei
Scott D. Grundei, P.S.
Registered Surveyor No. 8047
Date *10/16/24*

**DESCRIPTION OF 0.887 ACRES
LYING EAST OF CLEVELAND AVENUE
AND SOUTH OF JORDAN ROAD
TRACT 1**

Situated in the State of Ohio, County of Franklin, Village of Minerva Park, in Quarter Township 3, Township 2, Range 17, United States Military Lands, being part of lot 5 of Jordan's Subdivision, of record in Plat Book 17, Page 288, and being conveyed to Massara Alaa, by deed of record in Instrument Number 202308210085059, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

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Thence South 86°25'41" East, a distance of 623.83 feet, along the centerline of said Jordan Road, to a point;

Thence South 03°34'19" East, a distance of 22.25 feet, across said Jordan Road, to a 3/4 inch iron pin found, at the northwesterly corner of said lot 5, the northeasterly corner of lot 4 of said Jordan's Subdivision, and on the southerly line of said Jordan Road, and being the **Point of True Beginning**;

Thence South 86°25'41" East, a distance of 63.50 feet, along the northerly line of said lot 5, and the southerly line of said Jordan Road, to a rebar set;

Thence with the following two (2) courses and distances, across said lot 5:

- 1) South 03°34'19" West, a distance of 170.21 feet, to a rebar set;
- 2) South 86°25'41" East, a distance of 100.00 feet, to a rebar set, on the easterly line of said Alaa tract, and on the westerly line of a tract of land conveyed to Tyler Harris, by deed of record in Instrument Number 202405170048623;

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Thence North 86°25'41" West, a distance of 163.50 feet, passing a 3/4 inch iron pin found at a distance of 11.20 feet, along the line common to said lots 5 and 417, the northerly line of lots 416, 415 and 414 of said Minerva Park, to a rebar set, at the southerly common corner of said lot 4 and 5;

Thence North 03°34'19" East, a distance of 340.43 feet, along the line common to said lots 4 and 5, to the **Point of True Beginning**, containing 0.887 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

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Date *10/16/24*