

Legal Description

Situated in the City of Columbus, County of Franklin, State of Ohio, and is described as follows:

Tract I:

Beginning at an iron pipe stake in the center of East Fifth Avenue at the Southwest corner of Fred Osborn's Land;

Thence North 86 Degrees West along the centerline of East Fifth Avenue 86.25 feet;

Thence North 3 Degrees East 196 feet to an iron pipe;

Thence Eastwardly on a line parallel with the centerline of East Fifth Avenue 86.25 feet to an iron pipe;

Thence South 3 Degrees West 196 feet to the place of beginning; 141 feet off the South end of the above described premises having been conveyed by Frances Nicklaus and Emil Nicklaus to John H. Hislop by deed of record in Deed Book Number 1054, on Page 557, and 55 feet off the North end of the above described premises having been conveyed by Allen P. Brown and Elvere Brown to John H. Hislop by deed of record in Deed Book Number 1093, on Page 370; these said premises containing .388 of an acre, more or less.

Tract II:

Beginning at an iron pipe stake in the center of East Fifth Avenue at the Southwest corner of Fred Osborn's land;

Thence North 86 degrees West along the centerline of East Fifth Avenue, 86.25 feet;

Thence North 3 Degrees East, 341 feet to an iron pipe;

Thence Eastwardly on a line parallel with the center line of East Fifth Avenue, a distance of 86.25 feet to a stake;

Thence South 3 Degrees West 341 feet to the place of beginning.

EXCEPTING THEREFROM 196 feet off of the South end thereof, leaving 0.2341 acre.

Tract III:

Beginning at an iron pipe stake, South 3 Degrees West 25 feet from the Northwest corner of the land deeded to Delmont S. Brown by Edmond H. and Celia Smith in a deed dated November 11th, 1926, said stake being in the South line of East Sixth Avenue;

Thence South 86 Degrees East 42 feet to a point in the line of East Sixth Avenue;

Thence South 3 Degrees West 173 feet to an iron pin being the Northeast corner of the land deed to Edmond H. and Celia Smith dated July 22, 1927;

Thence North 86 Degrees West 42 feet to an iron pin which is North 3 Degrees East 143 feet from the centerline of East Fifth Avenue, being the Northwest corner of the land deed to Edmond H. and Celia Smith in a deed dated July 22, 1927;

Thence North 3 Degrees East 173 feet to a iron pin at the place of beginning, as recorded in Deed Book No. 934, Page 147, Recorder's Office, Franklin County, Ohio.

EXCEPTING OUT:

Situated in the City of Columbus and being part of the 3rd Quarter of Township Range 17, U.S.M. Lands Mifflin Township, Franklin County, Ohio, and being a part of Lot 5 of 18.70 acres, allotted to Augustus D. Krumm in the partition of land made under the order of court of common Pleas of Franklin County, Ohio in the case of Henry D. Krumm v. Augustus D. Krumm et al., as of record and as shown in Plat Book 7, Page 7, Franklin County, Records, and being a strip of land off the North side of that tract of land conveyed by Edmund H. and Celia Smith to Delmont S. Brown by deed as the same is shown of record in Deed Book 849, Page 505, Recorder's Office, Franklin County, Ohio and more particularly described as follows:

Beginning at a point, in the West line of said Brown's land, where the South line of Sixth Avenue produced Easterly, from Lincoln Avenue would intersect same;

Thence with the said West line, N.3 Deg. 30' E. 25 ft., more or less, to an iron pipe at the North-West corner of said Brown's land;

Thence, with the North line of same, S. 87 Deg. 24' E. 128.25 ft. to an iron pipe in the East line of the above mentioned Lot 5 and at the North-East corner of said Brown's land;

Thence with the East line of same, S. 2 Deg. 36' W. 25 ft., more or less, of an iron pipe at the point where the South line of Sixth Avenue, if produced Easterly, would intersect same;

Thence, with the South line of said Sixth Avenue, produced easterly, N. 87 Deg. 24' W. 128.25 ft. to the place of beginning and containing 0.073 acres, be the same more or less. The within conveyance is made for the purpose of extending the street known as Sixth Avenue in said Village of East Columbus, Ohio, and the subject to the regular acceptance and dedication for

street purposes, by said village. I hereby certify that the within deed was regularly accepted and the real estate therein described dedicated to public use for the street purposes, by Ordinance No. 209 of the Village of East Columbus, Ohio, regularly passed by Council of said Village at its meeting held on the 20th day of October, 1927.

Address: 3294-3298 E. Fifth Avenue Columbus, Ohio 43219
Parcel Number(s): 010-070201-00
Prior Deed Ref.: Instrument No.:202007290110145

*All of
(010)
070201*

