

**Parcel 30-WD**  
**0.0015 ACRE**  
**(64.6 Square Feet)**

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 1, Township 2, Range 18, United States Military Lands, being part of Lot 6 as delineated on the plat of Worthington Woods Loop, as recorded in Plat Book 87, Page 52 (all records of the Franklin County Recorder's Office), being a part of the property conveyed to SE Worthington, LLC, a Delaware limited liability company as described in Instrument Number 201101140008405, being designated as Parcel 30-WD lying on the right side of the Centerline of Right-of-Way of Worthington Woods Boulevard (Right-of-Way Variable) as shown on the CENTERLINE PLAT OF WORTHINGTON WOODS BOULEVARD, as recorded in Plat Book 132, Page 36, and being more particularly described as follows:

Beginning for Reference at a Mag Spike Set at the intersection of the centerline of Worthington Woods Boulevard with the centerline of Worthington Woods Loop Road (50' wide) as delineated on the plat of Worthington Woods Loop, as recorded in Plat Book 87, Page 52, said intersection being at Station 25+24.40 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the centerline of said Worthington Woods Loop Road, South 03 degrees 08 minutes 23 seconds West, 56.14 feet to a point, said point being 56.14 feet Right of Station 25+24.41 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing the right-of-way of said Worthington Woods Loop Road, South 86 degrees 51 minutes 37 seconds East, 30.59 feet to an Iron Pin Set at the Point of Beginning of the parcel herein described, said point being on the curve return from the easterly right-of-way line of said Worthington Woods Loop Road to the southerly right-of-way line of said Worthington Woods Boulevard, being on the westerly line of said Lot 6 in Worthington Woods Loop and said SE Worthington, LLC property, and being 56.13 feet Right of Station 25+55.00 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the curve return in the easterly right-of-way line of said Worthington Woods Loop Road, being the westerly line of said Lot 6 in Worthington Woods Loop and said SE Worthington, LLC property, along a non-tangent curve to the right having a Central Angle of 46 degrees 05 minutes 58 seconds, a Radius of 20.00 feet, an Arc Length of 16.09 feet, along a Chord Bearing **North 70 degrees 05 minutes 47 seconds East, 15.66 feet** to a point at a corner of said Lot 6 in Worthington Woods Loop, said point being at the end of the curve return from the easterly right-of-way of Worthington Woods Loop Road to the southerly right-of-way line of Worthington Woods Boulevard, in the southerly line of a 0.093 acre tract conveyed to the City of Columbus as described in Official Record 32625B03, and being 50.00 feet Right of Station 25+69.41 of the Centerline of Right-of-Way of Worthington Woods Boulevard, said point being referenced by a 5/8" Rebar w/Cap "Ackison" Found being 50.09 feet Right of Station 25+69.17 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the southerly right-of-way line of Worthington Woods Boulevard, along the southerly line of said City of Columbus property, being the northerly line of said Lot 6 in Worthington Woods Loop and said SE Worthington, LLC property, **South 86 degrees 51 minutes 14 seconds East, 15.59 feet** to an Iron Pin Set, said point being 50.00 feet Right of Station 25+85.00 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said Lot 6 in Worthington Woods Loop and said SE Worthington, LLC property, **South 81 degrees 35 minutes 42 seconds West, 30.62 feet** to the Point of Beginning, containing 0.0015 acre (64.6 Square Feet), more or less, all of which is contained within Franklin County Auditor's Parcel Number 610-241145-00.

Subject to all, legal, easements, rights-of-way, conditions and restrictions.

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Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83(2011). Said bearings originated from a field traverse which was referenced to said coordinate system by Static GPS observations processed through OPUS. The portion of the centerline of Worthington Woods Boulevard, having a bearing of South 86 degrees 33 minutes 47 seconds East, is designated as the "BASIS OF BEARING" for this description.

All Iron Pins Set are 5/8" x 30" Rebar with Yellow Identification Cap labelled "Smart Services".

Address: Worthington Woods Boulevard, Columbus, Ohio 43085

This description was prepared by Brian D. Smart, Registered Surveyor No. 7611, of Smart Services, Inc. on July 27, 2021 and is based upon actual field measurements performed by Smart Services, Inc.

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Brian D. Smart, P.S.  
Registered Surveyor No. 7611

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Date