

Parcel 35-WD
0.0047 ACRE
(205.2 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 Partition Plat of the Scioto Land Company, Deed Book "A" page 194, destroyed by fire, as demonstrated in Survey Plat Book 3 pages 136-7 (on file in the Franklin County Engineer's Office), descriptions of said partition lots are recorded in Deed Book "A" pages 7 & 14 (all records of the Franklin County Recorder's Office), being part of the property conveyed to United Dairy Farmers, Inc., an Ohio Corporation as described in Official Record 7013F04, being designated as Parcel 35-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 one-inch diameter, thirty-inch long, solid iron pin in monument assembly at the intersection of the centerline of Worthington Woods Boulevard with the centerline of Worthington-Galena Road (80' wide) as delineated on the plat of Worthington Woods Section Two, as recorded in Plat Book 58, Page 89, and on the plat of Worthington Woods Section Five, as recorded in Plat Book 61, Page 47, said intersection being at Station 32+95.65 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the centerline of said Worthington-Galena Road, South 39 degrees 56 minutes 19 seconds West, 69.00 feet to a point, said point being 69.00 feet Right of Station 32+95.55 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing the right-of-way of said Worthington-Galena Road, South 50 degrees 03 minutes 41 seconds East, 40.00 feet to a point on the easterly right-of-way line of said Worthington-Galena Road, said point being on the westerly line of said United Dairy Farmers, Inc. property, and being 69.00 feet Right of Station 33+35.55 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the easterly right-of-way line of said Worthington-Galena Road, and the westerly line of said United Dairy Farmers, Inc. property, North 39 degrees 56 minutes 19 seconds East, 8.00 feet to an Iron Pin Set at the Point of Beginning of the parcel herein described, said point being 61.00 feet Right of Station 33+35.55 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence continuing along the easterly right-of-way line of said Worthington-Galena Road, and the westerly line of said United Dairy Farmers, Inc. property, **North 39 degrees 56 minutes 19 seconds East, 1.00 foot** to a point, said point being 60.00 feet Right of Station 33+35.56 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence continuing along the easterly right-of-way line of said Worthington-Galena Road, and the westerly line of said United Dairy Farmers, Inc. property, along a curve to the right having a Central Angle of 90° 00' 00", a Radius of 20.00 feet, an Arc Length of 31.42 feet, along a Chord Bearing **North 84 degrees 56 minutes 19 seconds East, 28.28 feet** to a point in the southerly right-of-way line of Worthington Woods Boulevard, said point being in the northerly line of said United Dairy Farmers, Inc. property, and being 40.00 feet Right of Station 33+55.55 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the southerly right-of-way line of Worthington Woods Boulevard, and the northerly line of said United Dairy Farmers, Inc. property, along a curve to the right having a Central Angle of 00° 25' 35", a Radius of 1040.34 feet, an Arc Length of 7.74 feet, along a Chord Bearing **South 50 degrees 16 minutes 28 seconds East, 7.74 feet** to an Iron Pin Set, said point being 40.00 feet Right of Station 33+63.00 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

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Thence crossing said United Dairy Farmers, Inc. property, **North 87 degrees 13 minutes 06 seconds West, 34.81 feet** to the Point of Beginning, containing 0.0047 acre (205.2 Square Feet), more or less, all of which is contained within Franklin County Auditor's Parcel Number 610-203929-00.

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

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

Date