

Parcel 46A-WD
0.0067 ACRE
(292.8 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 Giuseppe A. Pingue as described in Official Record 10290B18, being designated as Parcel 46A-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 Oakmeadows Drive (60' wide) as shown on The Ravines at Deer Creek, as recorded in Plat Book 64, Page 50, said intersection being at Station 53+66.39 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the centerline of said Oakmeadows Drive, South 36 degrees 13 minutes 09 seconds East, 53.57 feet to a point, said point being 53.57 feet Right of Station 53+66.39 of the Centerline of Worthington Woods Boulevard;

Thence crossing the right-of-way of said Oakmeadows Drive, North 53 degrees 46 minutes 51 seconds East, 30.71 feet to an Iron Pin Set at the Point of Beginning of the parcel herein described, said point being on the easterly right-of-way line of said Oakmeadows Drive, and on the westerly line of said Giuseppe A. Pingue property, and being 54.00 feet Right of Station 53+95.59 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the easterly right-of-way line of said Oakmeadows Drive, and the westerly line of said Giuseppe A. Pingue property, along a non-tangent curve to the right having Delta Angle of 72 degrees 02 minutes 35 seconds, a Radius of 20.00 feet, an Arc Length of 25.15 feet, along a Chord Bearing **North 15 degrees 08 minutes 40 seconds East, a Chord Distance of 23.52 feet** to a 3/4" Pipe Found at a point of reverse curve in the southerly right-of-way line of said Worthington Woods Boulevard, said point being in the northerly line of said Giuseppe A. Pingue property, and also being 40.00 feet Right of Station 54+13.67 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the southerly right-of-way line of said Worthington Woods Boulevard, and the northerly line of said Giuseppe A. Pingue property, along a curve to the left having a Delta Angle of 00 degrees 57 minutes 30 seconds, a Radius of 1076.00 feet, an Arc Length of 18.00 feet, along a Chord Bearing **North 50 degrees 41 minutes 12 seconds East, a Chord Distance of 18.00 feet** to an Iron Pin Set, said point being 40.00 feet Right of Station 54+31.00 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said Giuseppe A. Pingue property, **South 18 degrees 15 minutes 44 seconds West, 26.04 feet** to an Iron Pin Set, said point being 54.00 feet Right of Station 54+10.00 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence continuing crossing said Giuseppe A. Pingue property, **South 51 degrees 46 minutes 03 seconds West, 15.16 feet** to the Point of Beginning, containing 0.0067 acre (292.8 Square Feet), more or less, all of which is contained within Franklin County Auditor's Parcel Number 610-209077-00.

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 April 5, 2022 and is based upon actual field measurements performed by Smart Services, Inc.

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

Date