

PARCEL 7-WD1
MCKINLEY AVENUE/SOUDER AVENUE
0.019 ACRE

Being a parcel of land lying on the right side of the centerline of right-of-way of North Souder Avenue as shown on a centerline survey plat set made in 2020 for The City of Columbus, Ohio titled "McKINLEY AVENUE/SOUDER AVENUE" as recorded in Plat Book _____, Page _____ of the records of Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Survey Number 1393 of the Virginia Military District, and being out of McKinley Avenue vacated by City of Columbus Ordinance Number 158-93 and conveyed as the 0.353 acre tract to GFS Chemicals, Inc. by deed of record in Official Record 25058A04 and the tract conveyed to GFS Chemicals, Inc. by deeds of record in Official Record 4412A15 and Instrument Number 201705040060075, (all references are to the records of the Recorder's Office, Franklin County, Ohio, unless stated otherwise) and being more particularly described as follows:

Beginning, for reference, at an iron pin set at the southwesterly corner of the 0.677 acre tract conveyed as Parcel 1 to GFS Chemicals, Inc. by deed of record in Official Record 27612H07 and the southeasterly corner of Lot 44 of the subdivision entitled "Caputo's Addition No. 2" of record in Plat Book 10, Page 320, also being the southeasterly corner of the 1.055 acre tract conveyed to CHI FRANKLINTON, LP by deed of record in Instrument Number 201902210020129, in the northerly right-of-way line of McKinley Avenue (60 foot right-of-way width), located 30.00 feet left of the existing centerline of right-of-way of McKinley Avenue station 54+73.95;

Thence South 85° 54' 05" East, with said northerly right-of-way line and the southerly line of said 0.677 acre tract, the 0.685 acre tract conveyed as Parcel 22WV to the City of Columbus by deed of record in Official Record 34804B09, and the 0.2780 acre tract conveyed as Parcel 31-WV to The City of Columbus by deed of record in Instrument Number 199709050086912, a distance of 174.59 feet to an iron pin set at a corner common to the tract conveyed to GFS Chemicals, Inc. by deed of record in Deed Book 3513, Page 711 and Instrument Number 201705040060075, said 0.2780 acre tract, and said 0.353 acre tract, located 55.72 feet right of the existing centerline of right-of-way of North Souder Avenue station 12+55.18, being the TRUE POINT OF BEGINNING;

Thence South 03° 23' 14" East, across said GFS Chemicals tracts, a distance of 61.45 feet to an iron pin set, located 62.08 feet right of the existing centerline of right-of-way of North Souder Avenue station 11+94.06;

Thence across said GFS Chemicals tracts, the following courses and distances:

South 82° 51' 06" West, a distance of 20.25 feet to an iron pin set, located 42.12 feet right of the existing centerline of right-of-way of North Souder Avenue station 11+90.65;

South 00° 23' 13" West, a distance of 14.75 feet to an iron pin set, located 42.68 feet right of the existing centerline of right-of-way of North Souder Avenue station 11+75.91; and

North 89° 36' 47" West, a distance of 4.27 feet to an iron pin set in the easterly right-of-way line of North Souder Avenue and a westerly line of said GFS Chemicals tracts, located 38.41 feet right of the existing centerline of right-of-way of North Souder Avenue station 11+75.74;

Thence North 02° 50' 22" East, with said easterly right-of-way line and said westerly line, a distance of 19.88 feet to an iron pin set, located 38.51 feet right of the existing centerline of right-of-way of North Souder Avenue station 11+95.62;

North 18° 40' 16" East, with said easterly right-of-way line and a westerly line of said 0.353 acre tract, a distance of 61.99 feet to the TRUE POINT OF BEGINNING, containing 0.019 acre, more or less.

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Of the above described 0.019 acre, 0.016 acre is from Auditor's Parcel Number 010-224775 and 0.003 acre is from 010-015148.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2007). Control for bearings was from coordinates of monuments "COC 13-83" and "COC 1-83", having a bearing of North 72° 45' 54" East, as established by the Franklin County Engineering Department.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in September 2018.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

Date