

5.217 ACRES

Situated in the State of Ohio, County of Franklin, Township of Washington and City of Columbus, lying in Survey Number 3453 of the Virginia Military District, being that 5.298 acre tract conveyed to W. Heath Elliott and Stacy E. Elliott by deed of record in Instrument Number 199812290335107 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING, FOR REFERENCE, at Franklin County Geodetic Survey monument number 8855 found marking an angle point in the centerline of Avery Road and on an easterly line of a remainder of the 139.874 acre tract conveyed to Homewood Corporation by deed of record in Official Record 23250A17, also located on the line between said Survey Number 3453 and Survey Number 3012 of the Virginia Military District;

thence South 05° 27' 44" East, with said centerline, said easterly line, and said Survey line, a distance of 85.07 feet, to a magnetic nail set at a southeasterly corner thereof and the northeasterly corner of said 5.298 acre tract, being the **TRUE POINT OF BEGINNING**;

thence South 05° 27' 44" East, continuing with said centerline, with the easterly line of said 5.298 acre tract, and continuing with said Survey line, a distance of 185.00 feet, to a magnetic nail set at a southeasterly corner thereof and the northeasterly corner of the 3.220 acre tract conveyed to Tarek M. Moussa and Bayan Sibaii by deed of record in Instrument Number 201304220066013;

thence South 84° 33' 01" West, with the northerly line of said 3.220 acre tract and of the 2.000 acre tract conveyed to Tarek M. Moussa and Bayan Sibaii by deed of record in Instrument Number 201304220066012, a distance of 1291.16 feet, to an iron pin set in the easterly line of the 120.07 acre tract known as Segment F (Line Code 8122) conveyed to New York Central Lines, LLC by deed of record in Instrument Number 200212180325201, now known as CSX Transportation Inc., successor by merger of record in Instrument Number 200507210144733 and Instrument Number 200507210144738;

thence North 39° 16' 46" West, with said easterly line, a distance of 54.38 feet, to an iron pin set in the easterly line of that railroad parcel that was originally conveyed to Toledo & Ohio Central Railway Company by deed of record in Deed Book 250, Page 387;

thence North 05° 27' 47" West, with said easterly line, a distance of 114.84 feet, to an iron pin set at a northeasterly corner thereof and in the southerly line of a remainder of said 139.874 acre tract;

thence North 83° 28' 01" East, with said southerly line, the southerly line of Lot 2 as shown on the plat entitled "Avondale Senior Village Amended" of record in Plat Book 114, Pages 41-43, also being the southerly line of the 7.110 acre tract conveyed to Columbus Metropolitan Housing Authority by deed of record in Instrument Number 201106230078694, the southerly line of a remainder of said 139.874 acre tract (passing iron pins previously set by EMH&T for said "Avondale Senior Village Amended" at 507.78 feet and 1241.65 feet and a magnetic nail previously set at 1291.66 feet), a distance of 1321.66 feet, to the **TRUE POINT OF BEGINNING**, containing 5.217 acres, more or less of which 0.127 acre is located within the present right-of-way as occupied.

Of the above described 5.217 acres, 0.127 acre is located in the City of Columbus and 5.090 acres are located in the Township of Washington.

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 shown hereon were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments, including FCGS 8876 and FCGS 2221, and are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, 1986 Adjustment, having a calculated bearing of North 88° 53' 20" East.

This description is based on an actual field survey performed by EMH&T.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

Date