

13.886 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey District Number 6635, being part of that 256.246 acre tract of land conveyed to Pulte Homes of Ohio LLC by deed of record in Instrument Number 202106170106556 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument number 1120 RESET found at the centerline intersection of Alton & Darby Creek Road (width varies) and Renner Road (width varies), at the southwesterly corner of that 2.889 acre tract conveyed as Parcel 11-WD to Franklin County Commissioners by deed of record in Instrument Number 200908100116554, in the easterly line of that 1.439 acre tract conveyed as Parcel 10-WD to Franklin County Commissioners by deed of record in Instrument Number 200907300111452;

Thence North $06^{\circ} 29' 44''$ West, with the centerline of said Alton & Darby Creek Road, the line common to said 1.439 and 2.889 acre tracts, a distance of 424.74 feet to a point, said point being located South $06^{\circ} 29' 44''$ East, a distance of 717.80 feet from Franklin County Geodetic Survey monument number 5533 found at the centerline intersection of said Alton & Darby Creek road and Walker Road;

Thence South $86^{\circ} 06' 37''$ East, crossing said Alton & Darby Creek Road, a distance of 50.83 feet to the an iron pin set in the easterly right-of-way line of said Alton & Darby Creek Road, the easterly line of said 2.889 acre tract, at the TRUE POINT OF BEGINNING for this description;

Thence North $06^{\circ} 29' 44''$ West, with said easterly right-of-way line and said easterly line, a distance of 61.00 feet to an iron pin set;

Thence crossing said 256.246 acre tract the following courses and distances:

South $86^{\circ} 06' 37''$ East, a distance of 136.19 feet to an iron pin set;

North $06^{\circ} 40' 38''$ West, a distance of 463.90 feet to an iron pin set;

South $85^{\circ} 58' 10''$ East, a distance of 868.33 feet to an iron pin set;

South $03^{\circ} 53' 23''$ West, a distance of 513.90 feet to an iron pin set at a point of curvature to the right;

With the arc of said curve, having a central angle of $12^{\circ} 45' 28''$, a radius of 395.00 feet, an arc length of 87.95 feet, a chord bearing of South $10^{\circ} 16' 07''$ West and chord distance of 87.77 feet to an iron pin set;

South $16^{\circ} 38' 51''$ West, a distance of 123.18 feet to an iron pin set at a point of curvature to the left;

With the arc of said curve, having a central angle of $03^{\circ} 31' 55''$, a radius of 500.00 feet, an arc length of 30.82 feet, a chord bearing of South $14^{\circ} 52' 53''$ West and chord distance of 30.82 feet to an iron pin set;

North $86^{\circ} 13' 23''$ West, a distance of 684.66 feet to an iron pin set;

North $06^{\circ} 40' 38''$ West, a distance of 243.09 feet to an iron pin set; and

North $86^{\circ} 06' 37''$ West, a distance of 136.39 feet to the TRUE POINT OF BEGINNING, containing 13.886 acres of land, more or less.

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

13.885 ACRES

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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 herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK154 and FCGS 5268. The portion of the centerline of Alton & Darby Creek Road, having a bearing of North 06° 29' 44" West, is designated as the "basis of bearings" for this description.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

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Matthew A. Kirk
Professional Surveyor No. 7865

Date

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