

LEGAL DESCRIPTION OF A 0.023 ACRE ELECTRIC EASEMENT

Situated in the State of Ohio, County of Franklin, City of Columbus, part of Lot No. 3 of the National Diversified Corp. Subdivision filed as Plat Book 43, Page 89, and being a 0.023 acre easement out of a 1.276 acre parcel known as Franklin County Auditor's Parcel number 010-007139 as conveyed to City of Columbus, Ohio by the instrument filed as Instrument Number 201211150174079 (all document references are to the Recorder's Office, Franklin County, Ohio unless otherwise stated).

Being a strip of land centered on the electric line, more particularly described as follows.

COMMENCING FOR REFERENCE at a 3/4" iron pipe found at the Grantor's northeasterly corner and on the southerly right of way line of a service road (45' wide) located on the south side of and adjacent to Morse Road, the said pipe also being at the northwesterly corner of a 8.935 acre parcel conveyed to Columbus-Morse Rd. BNK Investors, L.L.C. by the instrument filed as Instrument Number 199812220329592;

Thence along the Grantor's easterly line and the westerly line of the said parcel conveyed to Columbus-Morse Rd. BNK Investors, L.L.C., South 03 degrees 32 minutes 38 seconds West for a distance of 174.92 feet to a point being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence continuing along the Grantor's easterly line and the westerly line of the said parcel conveyed to Columbus-Morse Rd. Bnk Investors, L.L.C., South 03 degrees 32 minutes 38 seconds West for a distance of 24.04 feet to a point;

Thence crossing through the lands of the Grantor the following six (6) courses:

South 28 degrees 07 minutes 33 seconds West for a distance of 58.87 feet to a point;

North 61 degrees 52 minutes 27 seconds West for a distance of 10.00 feet to a point;

North 20 degrees 01 minutes 17 seconds West for a distance of 27.43 feet to a point;

North 69 degrees 58 minutes 43 seconds East for a distance of 14.00 feet to a point;

South 20 degrees 01 minutes 17 seconds East for a distance of 14.89 feet to a point;

North 28 degrees 07 minutes 33 seconds East for a distance of 61.94 feet to the TRUE POINT OF BEGINNING, containing 0.023 acres, more or less, of which 0.000 acres are in the present road occupied.

The above described area is contained within Franklin County Auditor's Permanent Parcel Number 010-007139.

Grantor claims title by the instrument filed as Instrument Number 201211150174079 in the records of Franklin County.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 2011 adjustment (NAD 83(2011)).

This description was prepared by Russell Koenig, Ohio Registered Professional Surveyor No. 8358 in January of 2014 and is based on a field survey conducted by DLZ Ohio, Inc. under his direct supervision.

Russell Koenig

Russell Koenig, S-8358

01-07-2014

Date

