

**RIGHT OF WAY EASEMENT
WEST OF SMOKY ROW ROAD & NORTH OF HARD ROAD
IN THE NAME AND FOR THE USE OF THE CITY OF COLUMBUS**

Situated in the State of Ohio, County of Franklin, City of Columbus and being part of Lot 15 of Flavel Tuller's Survey of Section 1, Township 2, Range 19 of the United States Military Lands of record in Plat Book 3, Page 60 and being part of a tract of land conveyed to Montgomery Court Apartments of Columbus II, LTD. by deed of record in Official Record 05034B02 (all references to the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Commencing for reference at Franklin County Engineer's monument box FCGS #2218 RESET at the intersection of the centerline of Hard Road and the centerline of Smoky Row Road;

Thence along the said centerline of Smoky Row Road, N 10°11'37" W a distance of 264.28 feet to a point;

Thence S 79°48'23" W a distance of 40.00 feet to the southeasterly property corner of the said Montgomery Court Apartments of Columbus II, LTD. tract of land and the existing westerly right of way of the said Smoky Row Road and being the **True Point of Beginning**;

Thence along the said westerly right of way of Smoky Row Road, N 87°38'45" W a distance of 10.81 feet to an iron pin to be set at the northeasterly corner of a tract of land conveyed to 1950 Columbus OH LLC by deed of record in Instrument Number 200912240186451;

Thence across the said Montgomery Court Apartments of Columbus II, LTD. tract of land, N 10°11'37" W a distance of 130.00 feet to an iron pin to be set;

Thence across the said Montgomery Court Apartments of Columbus II, LTD. tract of land, N 79°48'23" E a distance of 10.55 feet to an iron pin to be set in the said existing westerly right of way of Smoky Row Road ;

Thence along the said existing westerly right of way of Smoky Row Road, S 10°11'37" E a distance of 132.35 feet to the **True Point of Beginning**.

The above described area is contained within the Franklin County Auditor's Parcel Number 610-199985. Within said boundary is 0.032 acres, more or less.

This description and survey was prepared and reviewed on August 16, 2012 by Robert A. Bosworth, Registered Surveyor #7750 and reviewed and confirmed by Joseph S. Bolzenius, Registered Surveyor #7526 on August 17, 2012.

All iron pins set are 5/8" rebar (30" long) with a yellow plastic cap stamped "R/W DYNOTEC, INC".

An Exhibit is hereto attached and make a part hereof.

The basis of bearings in this description is based on the Ohio State Plane Coordinate System, South Zone, as per NAD 83 (96CORS) which sets the centerline of Smoky Row Road as N 10°11'37" W.



Robert A. Bosworth, P.S.
Reg. Surveyor No. 7750

Date