

PARCEL 5-WD1
MCKINLEY AVENUE/SOUDER AVENUE
0.014 ACRE

Being a parcel of land lying on the left side of the centerline of right-of-way of McKinley 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, being a part of Lot 9 of Plat "A" Partition of Wm. S. Sullivant's Estate of record in Plat Book 17, Page 262, and being out of the 0.677 acre tract conveyed as Parcel 1 to GFS Chemicals, Inc. by deed of record in Official Record 27612H07, (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 said 0.677 acre tract and the southeasterly corner of Lot 44 of the subdivision entitled "Caputo's Addition No. 2" of record in Plat Book 10, Page 320, 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, a distance of 4.66 feet to an iron pin set, located 30.00 feet left of the existing centerline of right-of-way of McKinley Avenue station 54+78.60, the TRUE POINT OF BEGINNING;

Thence across said 0.677 acre tract, the following courses and distances:

North 87° 43' 15" East, a distance of 34.81 feet to an iron pin set, located 33.87 feet left of the existing centerline of right-of-way of McKinley Avenue station 55+13.19;

North 73° 45' 29" East, a distance of 32.56 feet to an iron pin set, located 45.18 feet left of the existing centerline of right-of-way of McKinley Avenue station 55+43.72;

North 41° 33' 55" East, a distance of 17.37 feet to an iron pin set, located 58.97 feet left of the existing centerline of right-of-way of McKinley Avenue station 55+54.29; and

North 16° 38' 49" East, a distance of 36.95 feet to an iron pin set in the westerly right-of-way line of Souder Road (right-of-way width varies), the westerly line of the 0.0119 acre tract conveyed as Parcel 30-WV to The City of Columbus by deed of record in Instrument Number 199709020082970, and the easterly line of said 0.677 acre tract, located 95.03 feet left of the existing centerline of right-of-way of McKinley Avenue station 55+62.32;

Thence South 03° 01' 23" West, with said westerly right-of-way line and the line common to said 0.677 acre and 0.0119 acre tracts, a distance of 19.13 feet to an iron pin set at a common corner thereof and in the westerly line of the 0.685 acre tract conveyed as Parcel 22WV to the City of Columbus by deed of record in Official Record 34804B09, located 75.91 feet left of the existing centerline of right-of-way of McKinley Avenue station 55+62.68;

Thence South 23° 23' 33" West, with said westerly right-of-way line and the line common to said 0.677 acre and 0.685 acre tracts, a distance of 48.64 feet to an iron pin set at a common corner thereof and at the intersection of said westerly right-of-way line with said northerly right-of-way line, located 30.00 feet left of the existing centerline of right-of-way of McKinley Avenue station 55+46.60;

Thence North 85° 54' 05" West, with said northerly right-of-way line and the southerly line of said 0.677 acre tract, a distance of 68.00 feet to the TRUE POINT OF BEGINNING, containing 0.014 acre, more or less, from Auditor's Parcel Number 010-041616.

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0.014 ACRE**

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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