

PARCEL 1-T3
MCKINLEY AVENUE/SOUDER AVENUE
0.012 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, and being on, over, and across Lots 54, 55, 56, and 57 of the subdivision entitled "Caputo's Addition No. 2" of record in Plat Book 10, Page 320, part of the tract conveyed to CHI FRANKLINTON, LP by deed of record in Instrument Number 202001030000899, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an iron pin set at the southeasterly corner of Lot 54 of said "Caputo's Addition No. 2" and the southwesterly corner of Lot 53 of said "Caputo's Addition No. 2," also being the corner common to said CHI FRANKLINTON tract and the tract conveyed to GFS Chemicals, Inc. by deeds of record in Deed Book 3783, Page 387, Official Record 2273A05, and Instrument Number 201705040060075, and 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 50+76.99;

Thence North 85° 54' 05" West, with said northerly right-of-way line and the southerly line of Lot 54, a distance of 8.89 feet to an iron pin set, located 30.00 feet left of the existing centerline of right-of-way of McKinley Avenue station 50+68.09;

Thence across said Lots 54, 55, 56, and 57, the following courses and distances:

North 66° 06' 28" West, a distance of 16.08 feet to an iron pin set, located 35.44 feet left of the existing centerline of right-of-way of McKinley Avenue station 50+52.97;

North 85° 18' 24" West, a distance of 72.22 feet to an iron pin set, located 36.19 feet left of the existing centerline of right-of-way of McKinley Avenue station 49+80.76;

North 68° 55' 49" West, a distance of 9.82 feet to an iron pin set, located 39.06 feet left of the existing centerline of right-of-way of McKinley Avenue station 49+71.37;

North 28° 55' 30" West, a distance of 1.17 feet to a point, located 40.04 feet left of the existing centerline of right-of-way of McKinley Avenue station 49+70.73; and

South 85° 52' 30" East, a distance of 106.24 feet to the line common to said Lots 54 and 53 and said CHI FRANKLINTON tract and said GFS Chemical tract, located 39.99 feet left of the existing centerline of right-of-way of McKinley Avenue station 50+76.97;

Thence South 04° 00' 57" West, with said common line, a distance of 9.99 feet to the POINT OF BEGINNING, containing 0.012 acre, more or less, from Auditor's Parcel Number 010-000423.

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