

**PARCEL 2-WD
EAST-WEST ROAD
0.153 ACRE**

Being a parcel of land lying on the left side of the centerline of right-of-way and construction of East-West Road as shown on a centerline survey plat made in 2017 for the City of Columbus, Franklin County, Ohio, titled "EAST-WEST ROAD" as recorded in Plat Book 123, Pages 27-28 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 2, Township 1, Range 18 of the United States Military Lands, being part of Lot 11 of the Plat of Range 18, Township 1, Section 2 known as the "Rathbone Section" as recorded in Deed Book 15, Page 256-1/2, being out of the 4.385 acre tract conveyed to Canterbury Plaza Limited Partnership by deed of record in Official Record 21604E03, and being described as follows:

Beginning, for reference, at a 1 inch iron pin set within a monument box marking the intersection of the centerline of right-of-way and construction of East-West Road with the centerline of construction of Olentangy River Road as shown on the plans entitled "Olentangy Road Sec. 'C', Road No. 9, dated 1940 on file at the Franklin County Engineer's Office, Columbus, Ohio, located on centerline of right-of-way and construction station 100+18.26 for East-West Road;

thence North 85 Degrees 42 Minutes 33 Seconds East, with said centerline of East-West Road, a distance of 71.41 feet, to the intersection of the easterly existing limited access right-of-way line of Olentangy River Road, easterly line of a 1.614 tract conveyed to the State of Ohio as Parcel 81-WL by deed of record in Deed Book 3403, Page 878 and westerly line of said 4.385 acre tract, located on centerline of right-of-way and construction station 100+89.97 for East-West Road and being the TRUE POINT OF BEGINNING;

thence North 31 Degrees 58 Minutes 05 Seconds West, with said easterly existing limited access right-of-way line and said westerly line, a distance of 45.17 feet, to an iron pin set on the northerly proposed right-of-way line of East-West Road, located 40.00 feet left of centerline of right-of-way and construction station 100+68.99 for East-West Road;

thence across said 4.385 acre tract with said northerly proposed right-of-way line, the following courses:

South 89 Degrees 25 Minutes 11 Seconds East, a distance of 147.21 feet, to an iron pin set, located 27.50 feet left of centerline of right-of-way and construction station 102+15.66 for East-West Road;

South 86 Degrees 44 Minutes 38 Seconds East, a distance of 55.24 feet, to an iron pin set, located 24.50 feet left of centerline of right-of-way and construction station 102+66.84 for East-West Road;

**PARCEL 2-WD
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-2-

South 85 Degrees 24 Minutes 18 Seconds East, a distance of 127.66 feet, to an iron pin set, located 24.50 feet left of centerline of right-of-way and construction station 103+94.49 for East-West Road;

South 86 Degrees 23 Minutes 22 Seconds East, a distance of 241.73 feet, to an iron pin set, located 25.93 feet left of centerline of right-of-way and construction station 106+36.00 for East-West Road;

North 73 Degrees 21 Minutes 15 Seconds East, a distance of 19.34 feet, to an iron pin set on the westerly existing right-of-way of Ohiohealth Parkway, a westerly line of the 0.928 acre tract conveyed to the City of Columbus, Ohio by deed of record in Official Record 14797C02, and easterly line of said 4.385 acre tract, located 33.00 feet left of centerline of right-of-way and construction station 106+54.66 for East-West Road and 40.00 feet left of existing centerline of right-of-way station 200+32.68 for Ohiohealth Parkway;

thence South 04 Degrees 20 Minutes 54 Seconds West, with said westerly existing right-of-way line, westerly line of said 0.928 acre tract, and easterly line of said 4.385 acre tract, a distance of 14.14 feet, to the intersection of said westerly existing right-of-way line, said westerly line, and easterly line of said 4.385 acre tract with the northerly line of Canterbury Service Road (Ordinance Number 1547-90) and a northerly line of said 0.928 acre tract, located 40.00 feet left of existing centerline of right-of-way station 200+18.54 for Ohiohealth Parkway and 18.86 feet left of centerline of right-of-way and construction station 106+54.54 for East-West Road;

thence with said northerly existing right-of-way line and the line common to said 4.385 and 0.928 acre tracts, the following courses:

North 85 Degrees 39 Minutes 53 Seconds West, a distance of 56.13 feet, to a point, located 18.27 feet left of centerline of right-of-way and construction station 105+98.49 for East-West Road;

North 86 Degrees 19 Minutes 16 Seconds West, a distance of 390.60 feet, to a point, located 20.03 feet left of centerline of right-of-way and construction station 102+10.43 for East-West Road;

South 74 Degrees 37 Minutes 52 Seconds West, a distance of 121.03 feet, to a 1 inch iron pipe found at a southwesterly corner of said 4.385 acre tract, a northwesterly corner of said 0.928 acre tract, a northeasterly corner of the remainder of the 1.109 acre tract conveyed to the State of Ohio as Parcel 139 WD by deed of record in Deed Book 3653, Page 465, and a southeasterly corner of said 1.614 acre tract, being the intersection of said northerly right-of-way line with said

**PARCEL 2-WD
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-3-

easterly limited access right-of-way line, located 3.22 feet right of centerline of right-of-way and construction station 100+91.65 for East-West Road;

thence North 31 Degrees 58 Minutes 05 Seconds West, with said easterly existing limited access right-of-way line and line common to said 1.614 and 4.385 acre tracts, a distance of 3.64 feet, to the TRUE POINT OF BEGINNING, containing 0.153 acre, more or less, of which 0.000 acre is within the present road occupied and from Auditor's Parcel Number 010-139500.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel pipe, thirty (30) inches long with a plastic plug stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the observed bearing between Franklin County Engineer's Monuments "WICKLIFFE" and "W188RESET", measured as South 83 Degrees 26 Minutes 03 Seconds East, oriented to Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011).

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069