

PARCEL 1-WD1
MCKINLEY AVENUE/SOUDER AVENUE
0.087 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 part of Lots 54 through 62, inclusive, 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, for reference, at an iron pin set at the southeasterly corner of said Lot 54 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 said 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, the TRUE POINT OF BEGINNING;

Thence North 85° 54' 05" West, continuing with said northerly right-of-way line and the southerly line of said Lots 54 through 62, inclusive, a distance of 278.05 feet to a 5/8 inch iron rebar with a "COLUMBUS R/W" cap found at the corner common to said CHI FRANKLINTON tract and the 0.050 acre tract conveyed as Parcel 37-WD to the City of Columbus, Ohio by deed of record in 200504150070927, located 30.00 feet left of the existing centerline of right-of-way of McKinley Avenue station 47+90.04;

Thence North 04° 05' 55" East, across said Lot 62 with the line common to said CHI FRANKLINTON tract and said 0.050 acre tract, a distance of 7.91 feet to a 5/8 inch iron rebar with a "COLUMBUS R/W" cap found, located 37.91 feet left of the existing centerline of right-of-way of McKinley Avenue station 40+90.04;

Thence across said Lots 54 through 62, inclusive, the following courses and distances:

South 83° 39' 56" East, a distance of 51.93 feet to an iron pin set, located 35.88 feet left of the existing centerline of right-of-way of McKinley Avenue station 48+41.94;

North 83° 14' 30" East, a distance of 31.42 feet to an iron pin set, located 41.80 feet left of the existing centerline of right-of-way of McKinley Avenue station 48+72.80;

North 67° 40' 26" East, a distance of 18.43 feet to an iron pin set, located 50.00 feet left of the existing centerline of right-of-way of McKinley Avenue station 48+89.30;

North 32° 55' 55" East, a distance of 13.98 feet to an iron pin set, located 62.25 feet left of the existing centerline of right-of-way of McKinley Avenue station 48+96.04;

South 85° 58' 19" East, a distance of 55.39 feet to an iron pin set, located 62.32 feet left of the existing centerline of right-of-way of McKinley Avenue station 49+51.43;

South 12° 48' 48" East, a distance of 11.01 feet to an iron pin set, located 51.78 feet left of the existing centerline of right-of-way of McKinley Avenue station 49+54.63;

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South 85° 58' 19" East, a distance of 8.46 feet to an iron pin set, located 51.79 feet left of the existing centerline of right-of-way of McKinley Avenue station 49+63.09;

South 28° 55' 30" East, a distance of 15.19 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;

South 68° 55' 49" East, a distance of 9.82 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;

South 85° 18' 24" East, a distance of 72.22 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; and

South 66° 06' 28" East, a distance of 16.08 feet to the TRUE POINT OF BEGINNING, containing 0.087 acre, more or less, from Auditor's Parcel Number 010-000423.

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