

RIGHT-OF-WAY DESCRIPTION
0.014 ACRE
PLAN NO. 3649-E

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 10, Section 8, Township 5, Range 22, Refugee Lands, being part of John H. McConnell Boulevard as dedicated in Plat Book 90, Page 75 and that 0.003 acre tract conveyed to City of Columbus by deed of record in Instrument Number 201605240065521 and being part of Lot 3 as delineated on the subdivision titled "Arena District Subdivision", of record in Plat Book 90, Page 75, (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 3, in the easterly line of that condominium titled "Parks Edge Condominium First Amendment", as declared in Instrument Number 201807050089208 and as demonstrated in Condominium Plat Book 269, Page 1, at the intersection of the westerly right-of-way line of said John H. McConnell Boulevard with the former northerly right-of-way line of Spring Street;

Thence North 03° 23' 49" East, with said westerly right-of-way line and said easterly line, a distance of 98.58 feet to an iron pin set at the TRUE POINT OF BEGINNING;

Thence North 03° 23' 49" East, continuing with said westerly right-of-way line and partially with the easterly line of said "Parks Edge Condominium First Amendment" and that original 1.137 acre tract conveyed to 245 Parks Edge Place, LLC by deed of record in Instrument Number 201706190082113, a distance of 165.26 feet to an iron pin set at the southerly corner of said 0.003 acre tract;

Thence North 26° 30' 08" West, continuing with said westerly right-of-way line and with the line common to said 0.003 acre tract and the remainder of said original 1.137 acre tract, a distance of 24.51 feet to an iron pin set in the southerly line of that 1.126 acre tract conveyed to Arena District CA I, LLC by deed of record in Instrument Number 200312260403446;

Thence South 86° 36' 11" East, continuing with said westerly right-of-way line and with the line common to said 0.003 and 1.126 acre tracts, a distance of 5.67 feet to an iron pin set;

Thence South 03° 23' 49" West, crossing said 0.003 acre tract, a distance of 6.47 feet to an iron pin set;

Thence South 86° 36' 11" East, continuing partially across said 0.003 acre tract and said John H. McConnell Boulevard, a distance of 9.51 feet to an iron pin set;

Thence South 03° 23' 49" West, continuing across said John H. McConnell Boulevard, a distance of 180.05 feet to an iron pin set;

Thence North 86° 36' 11" West, continuing across said John H. McConnell Boulevard, a distance of 2.96 feet to the TRUE POINT OF BEGINNING, containing 0.014 acre, more or less, of which 12.909 square feet is coincident to said "Parks Edge Condominium First Amendment" and 608.14 square feet is coincident to said 245 Parks Edge Place, LLC tract.

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 same meridian as the bearings shown on the subdivision plat titled "Huntington Park" of record in Plat Book 112, Pages 24 and 25, Recorder's Office, Franklin County Ohio. On said plat of record the centerline of Huntington Park Lane has a bearing of North 03°05'07" East.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by actual field surveys in September 2015, November 2015 and June 2018.



Brandon R. King
Professional Surveyor No. 8772

Date

10-15-2020



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 Engineers • Surveyors • Planners • Scientists
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 emht.com

RIGHT-OF-WAY EXHIBIT
HALF SECTION 10, SECTION 8, TOWNSHIP 5, RANGE 22
REFUGEE LANDS
CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: August 14, 2020 Job No: 2019-1262 Scale: 1" = 30'

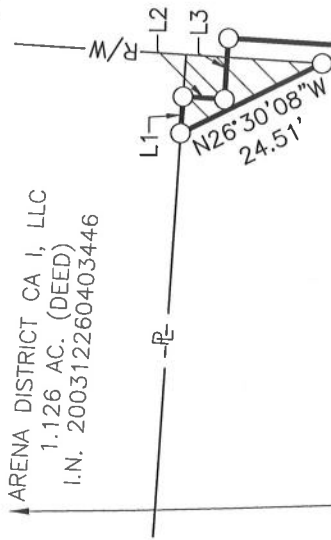
Revised: October 15, 2020 Plan No. 3649-E



GRAPHIC SCALE (in feet)

O = I.P. SET

I.P. Set are 13/16" I.D. iron pipes
 30" long with cap inscribed EMHT INC.



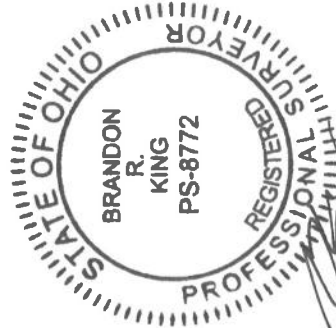
LINE TABLE	
LINE	BEARING DISTANCE
L1	S86°36'11"E 5.67'
L2	S03°23'49"W 6.47'
L3	S86°36'11"E 9.51'
L4	N86°36'11"W 2.96'

CITY OF COLUMBUS
 0.003 AC. (DEED)
 I.N. 201605240065521

BASIS OF BEARINGS:
 The Bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat titled "Huntington Park" of record in Plat Book 112, Pages 24 and 25, Recorder's Office, Franklin County Ohio. On said plat of record the centerline of Huntington Park Lane has a bearing of North 03°05'07" East.

SURVEY NOTE:
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

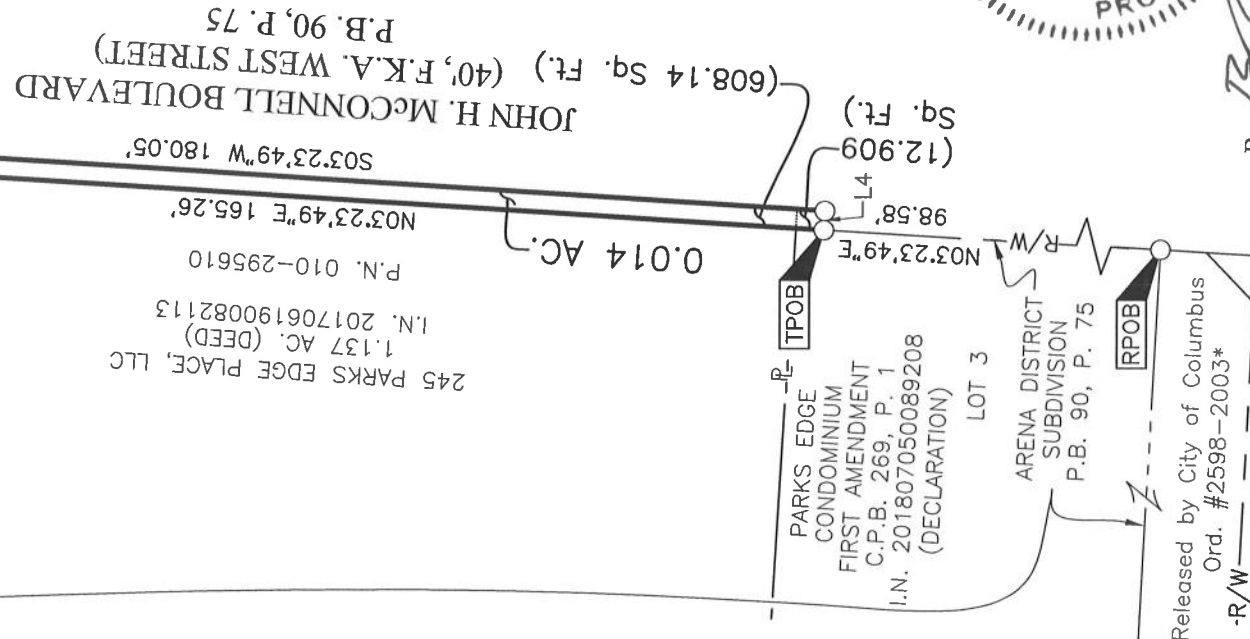
*See I.N. 200312190398947



By Date 10-15-2020

Brandon R. King
 Professional Surveyor No. 8772
 bking@emht.com

Xrefs: \\V:\20191262\DWG\04SHEETS\BOUNDARY\20191262-VS-BNDY-01.DWG plotted by KING, BRANDON on 10/16/2020 7:17:44 AM last saved by BKING on 10/16/2020 7:16:36 AM



Released by City of Columbus
 Ord. #2598-2003*
 -R/W-
SPRING STREET
(WIDTH VARIES)
P.B. 90, P. 75