

November 9, 2020

PARCEL 11-WD
0.308 ACRE
HARRISON ROAD CULVERT
CIP NO. 530301-162111
3732-E

Situate in the State of Ohio, County of Franklin, City of Columbus, being part of Virginia Military Survey Number 2668. Being 0.308 acre out of that 1.273 acre tract as described in a deed to Harrison Road Properties, LLC., an Ohio Limited Liability Company as conveyed in Instrument Number 201611010150819, all records are of record in the Recorder's Office, Franklin County, Ohio.

Beginning for Reference at the southwest corner of Harrison Road Industrial Park of record in Plat Book 49 Page 33, being in the centerline of Harrison Road 50' R/W, the north line of VMS No.2668, the south line of VMS No. 530, and being in the south line of the residue of a 13.15 acre tract as described in a deed to Edmund Harrison etal, as conveyed in Deed Book 139 Page 118 and in Deed Book 140 Page 487, being in the north line of a 1.273 acre tract as described in a deed to IRB Properties, LLC, an Ohio Limited Liability Company of record in Instrument Number 201611010150820 with centerline station 12+59.91, thence SOUTH 66° 42' 14" East, a distance of 23.84 feet to a mag spike set at the northeast corner of the Harrison Road Properties 1.273 acre tract, and being the northwest corner to IRB Properties, LLC, tract , being centerline station 12+37.29 and being the TRUE POINT OF BEGINNING, of the herein described tract of land.

Thence, South 23° 06' 29" East, along the west line of said IRB Properties LLC, tract, and the east line of said 1.273 acre tract (Harrison Road Properties LLC), a distance of 25.00 feet to an iron pin set in the south right-of-way line of said Harrison Road, being 25.00 feet right of centerline station 12+37.21.

Thence South 66° 42' 14" West, though said 1.273 acre tract, along the southerly right-of-way line of said Harrison Road, a distance of 194.50 feet to an iron pin set; said iron pin being set at 25.00 feet right of centerline station 10+42.71.

Thence South 23° 17' 46" East, a distance of 12.41 feet to an iron pin set at 37.41 feet right of centerline station 10+42.70.

Thence South 66° 45' 23" West, a distance of 56.13 feet to an iron pin set at 37.36 feet right of centerline station 9+86.57.

Thence North 23° 14' 46" West, a distance of 12.36 feet to an iron pin set in the southerly right-of-way line of said Harrison Road, at 25.00 feet right of centerline station 9+86.58.

Thence South 66° 42' 14" West, through said 1.273 acre tract, along the southerly right-of-way line of said Harrison road, a distance of 224.31 feet to an iron pin set, in the southerly right-of-way line of said Harrison Road, being in the north railroad right-of-way line as conveyed the Pennsylvania Lines LLC, as described IN 200212180325195, now known as Norfolk Southern Railway Company, successor by merger IN 200710260186473, being 25.00 feet right of centerline station 7+62.23.

Thence South 87° 36' 31" West, along the south right-of-way line of said Harrison the west line of said 1.273 acre tract, the northerly railroad right-of-way line of said Norfolk Southern Railway Company, a distance of 25.63 feet to an iron pin set at 24.27 feet right of centerline station 7+45.20.

Thence South 85° 17' 01" West, along the along the south right-of-way line of said Harrison the west line of said 1.273 acre tract, the northerly right-of-way line of said Norfolk Railroad, a distance of 49.76 feet to an iron pin set at the intersection of the southerly right-of-way line of said Harrison Road and the continuation of the centerline of Harrison Road as it projects North 66° 42' 14" East, at 25+00 feet right of centerline station 6+95.44.

Thence North 66° 42' 14" East, along the north line of said VMS 2668, the south line of said VMS 530, the north line of said 1.273 acre tract a distance of 546.13 feet to the True Point of Beginning, and containing 0.308 acre of land.

The stations and offsets of the above described tract are measured from the centerline of r/w for Harrison Road.

The stationing of Harrison road is based on the centerline intersection of Hague Avenue right-of-way and the centerline of Harrison Road right-of-way as being 0+00.

Being 0.292 acres being fully in the present easement right-of-way of Harrison Road.

Bearings are based on North 86° 06' 35" East for the centerline of Harrison Road, measured from Grid North , referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2007 Adjustment), as established by a GPS Survey.

Iron pins are $\frac{3}{4}$ ", 30" length with a red plastic cap inscribed with City Columbus Right-of-Way.

This description was prepared by Ron Yarano, Ohio Registered Surveyor No. 7169, of The City Of Columbus, based on a field survey performed in July of 2018.

By _____

Ronald John Yarano P.S. No. 7169