

PARCEL 2-T1
EAST-WEST ROAD
0.117 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 on, over, and across 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, at an iron pin set on the northerly proposed right-of-way line of East-West Road, acquired as Parcel 2-WD as shown on right-of-way plans made for the City of Columbus in 2017 titled "East-West Road", located 27.50 feet left of centerline of right-of-way and construction station 102+15.66 for East-West Road;

thence North 89 Degrees 25 Minutes 11 Seconds West, with said northerly proposed right-of-way line, a distance of 98.35 feet, to a point, located 35.85 feet left of centerline of right-of-way and construction station 101+17.66 for East-West Road;

thence on, over, and across said 4.385 acre tract, the following courses:

North 80 Degrees 44 Minutes 49 Seconds East, a distance of 82.65 feet, to a point, located 43.00 feet left of centerline of right-of-way and construction station 102+00.00 for East-West Road;

South 85 Degrees 57 Minutes 52 Seconds East, a distance of 276.60 feet, to a point, located 38.00 feet left of centerline of right-of-way and construction station 104+71.00 for East-West Road;

South 03 Degrees 36 Minutes 38 Seconds West, a distance of 10.00 feet, to a point, located 28.00 feet left of centerline of right-of-way and construction station 104+71.00 for East-West Road;

South 86 Degrees 23 Minutes 22 Seconds East, a distance of 71.00 feet, to a point, located 28.00 feet left of centerline of right-of-way and construction station 105+42.00 for East-West Road;

North 03 Degrees 36 Minutes 38 Seconds East, a distance of 7.00 feet, to a point, located 35.00 feet left of centerline of right-of-way and construction station 105+42.00 for East-West Road;

South 86 Degrees 23 Minutes 22 Seconds East, a distance of 30.00 feet, to a point, located 35.00 feet left of centerline of right-of-way and construction station 105+72.00 for East-West Road;

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South 03 Degrees 36 Minutes 38 Seconds West, a distance of 7.00 feet, to a point, located 28.00 feet left of centerline of right-of-way and construction station 105+72.00 for East-West Road;

South 86 Degrees 07 Minutes 13 Seconds East, a distance of 34.72 feet, to a point, located 28.00 feet left of centerline of right-of-way and construction station 106+06.00 for East-West Road;

North 05 Degrees 04 Minutes 49 Seconds East, a distance of 7.00 feet, to a point, located 35.00 feet left of centerline of right-of-way and construction station 106+06.00 for East-West Road;

South 84 Degrees 55 Minutes 11 Seconds East, a distance of 30.00 feet, to a point, located 35.00 feet left of centerline of right-of-way and construction station 106+36.00 for East-West Road;

South 05 Degrees 04 Minutes 49 Seconds West, a distance of 7.00 feet, to a point, located 28.00 feet left of centerline of right-of-way and construction station 106+36.00 for East-West Road;

North 76 Degrees 20 Minutes 36 Seconds East, a distance of 18.96 feet, to a point on the westerly existing right-of-way line of Canterbury Service Road (Ordinance Number 1547-90), being proposed Ohiohealth Parkway, the 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 34.00 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+33.68 for Ohiohealth Parkway;

thence South 04 Degrees 20 Minutes 54 Seconds West, with said westerly existing right-of-way line, said westerly line and said easterly line of said 4.385 acre tract, a distance of 1.00 feet, to an iron pin set on the northerly proposed right-of-way line of East-West Road, located 40.00 feet left of existing centerline of right-of-way station 200+32.68 for Ohiohealth Parkway and 33.00 feet left of centerline of right-of-way and construction station 106+54.66 for East-West Road;

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

South 73 Degrees 21 Minutes 15 Seconds West, a distance of 19.34 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;

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thence North 86 Degrees 23 Minutes 22 Seconds West, a distance of 241.73 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;

thence North 85 Degrees 24 Minutes 18 Seconds West, 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 102+66.84 for East-West Road;

thence North 86 Degrees 44 Minutes 38 Seconds West, a distance of 55.24 feet, to the POINT OF BEGINNING, containing 0.117 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within 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