

AN15-018
LEGAL DESCRIPTION
35.9 ± Acres in Prairie Township

Situated in the State of Ohio, County of Franklin, Township of Prairie, in Virginia Military Survey Numbers 7326 and 1484, being part of Lots 1 and 5 as shown on Plat "A" of the partition of the lands of Thomas O'Harra, of record in Complete Record Number 80, Page 196 of the Court of Common Pleas, also being part of those tracts of land conveyed to LJKJ Rome Hilliard, LLC by deeds of record in Instrument Numbers 201212190195037 and 201306120097793, and to Ruth Ann Hoffman and Roy Lee Hoffman by deeds of record in Official Records 2614J05 and 5431H02, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of said Hoffman tracts, the southeasterly corner of that 0.972 acre tract conveyed as Tract Three to Dean E. Salts, Trustee, by deed of record in Instrument Number 201411030145462, in the westerly line of that 7.879 acre tract conveyed as Parcel No. 104 WD to State of Ohio by deed of record in Deed Book 2990, Page 249, in the westerly right-of-way line of Hilliard-Rome Road;

Thence with said westerly right-of-way line the following courses and distances:

South 14° 27' 57" East, a distance of 110.68 feet to a point;

South 21° 34' 02" East, a distance of 314.09 feet to a point;

South 31° 34' 10" East, a distance of 209.73 feet to a point;

South 40° 22' 51" East, a distance of 400.89 feet to a point;

South 33° 03' 34" East, a distance of 192.46 feet to a point; and

South 23° 34' 36" East, a distance of 71.46 feet to the northerly corner of the condominium entitled "Templeton Crossing Condominiums", of record in Condo Plat Book 92, Page 35, in the existing City of Columbus corporation line as established by Ordinance Number 775-98, of record in Instrument Number 199805120115788;

Thence South 13° 54' 58" West, with the westerly line of said "Templeton Crossing Condominiums", with said City of Columbus corporation line, a distance of 725.74 feet to the northeasterly corner of that 5.023 acre tract conveyed to City of Columbus, Ohio by deed of record in Instrument Number 199902250048365;

Thence North 85° 53' 40" West, with the northerly lines of said 5.023 acre tract and said "Templeton Crossing Condominiums", with said City of Columbus corporation line, a distance of 1133.61 feet to the southeasterly corner of that 16.480 acre tract conveyed to Marcus Pohlmann Properties I, LLC by deed of record in Instrument Number 200007240145759;

Thence North 03° 47' 12" East, with the easterly line of said 16.480 acre tract, with said City of Columbus corporation line, a distance of 1091.76 feet to a point in the southerly line of the condominium entitled "Hartford Village Commons Condominiums Phase V, Fifth Amendment", of record in Condominium Plat Book 243, Page 9;

Thence South 85° 51' 22" East, with said southerly line, continuing with said City of Columbus corporation line, a distance of 295.39 feet to the southeasterly corner thereof;

Thence North 03° 52' 15" East, with the easterly lines of said condominium and that 1.629 acre tract conveyed to Image Hospitality, L.L.C. by deed of record in Instrument Number 201010010129017, continuing with said City of Columbus corporation line, a distance of 685.45 feet to the southwesterly corner of said 0.972 acre tract;

Thence South 85° 41' 56" East, with the southerly line of said 0.972 acre tract, a distance of 246.75 feet to the POINT OF BEGINNING, containing 35.9 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk
Professional Surveyor No. 7865

Date