

DESCRIPTION OF A
0.220 ACRE TRACT
LYING NORTH
OF SULLIVANT AVENUE AND
WEST OF INTERSTATE 70

Situate in the State of Ohio, County of Franklin, City of Columbus, being part of Martha Avenue (50 feet wide) as shown and dedicated on the plat of Munson M. Potter's Subdivision of record in Plat Book 17, Page 123, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

BEGINNING, at a 1/2 inch iron pin found, at the westerly common corner of Lot 21 of said Munson M. Potter's Subdivision and Lot 35 of Sullivant-Heights as shown and delineated in Plat Book 10, Page 156, a tract of land conveyed to the State of Ohio (Parcel 16WL), by deed of record in Deed Book 3092, Page 679 and a tract of land conveyed to the State of Ohio (Parcel 15WL), by deed of record in Deed Book 3149, Page 666, and on the easterly right-of-way line of said Martha Avenue (50 feet wide), said point being North 08°58'29" West, a distance of 319.93 feet from a 5/8 inch rebar found at the northeasterly intersection of said Martha Avenue and Sullivant Avenue (60 feet wide);

Thence South 81°00'31" West, a distance of 50.00 feet, across said Martha Avenue, to a rebar set at the easterly common corner of Lot 25 of said Sullivant-Heights being conveyed to David and Jane Smith by deed of record in Official Record 14567d15 and Lot 8 of said Munson M. Potter's Subdivision and a tract of land conveyed to Riverside Mill Development, LLC, by deed of record in Instrument Number 201607180092372, on the westerly right-of-way line of said Martha Avenue;

Thence North 08°58'29" West, a distance of 223.38 feet, along the line common to said Martha Avenue, said Lot 8, Lots 9, 10, 11, 12, 13 and 14 of said Munson M. Potter's Subdivision to a rebar set at the northeasterly corner of said Lot 14 and on the southerly line of an original 10 acre tract conveyed to Trustees of Ohio State A.F.I., by deed of record in Deed Book 126, Page 227 and the northerly terminus of said Martha Avenue;

Thence North 81°59'20" East, a distance of 18.32 feet, along the northerly terminus of said Martha Avenue to a rebar set at the southwest corner of a tract of land convey to the State of Ohio (Parcel 11WL), by deed of record in Deed Book 3160, Page 668, and on the westerly limited access right-of-way of Interstate 70 (right-of-way varies);

Thence South 26°43'46" East, a distance of 103.89 feet, along the line common to the westerly limited access right-of-way of said Interstate 70 and the easterly right-of-way line said Martha Avenue, to a rebar set on the line common to said Martha Avenue, Lot 18 of said Sullivant-Heights and said Parcel 15WL;

Thence South 08°58'29" East, a distance of 124.11 feet, along the line common to said Martha Avenue and said Parcel 15WL, to the **POINT OF BEGINNING**, containing 0.220 acres, more or less and being subject to all easements, restrictions and rights-of-way of record.

The bearings in the above description are based on the bearing of South 08°58'29" East, for the easterly right-of-way of Martha Avenue, based on the Ohio State Plane Coordinate System, South Zone, NAD 83 Datum (2011), taken from GPS observation.

All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on record information and an actual field survey performed in January of 2017.



LANDMARK SURVEY GROUP, INC.

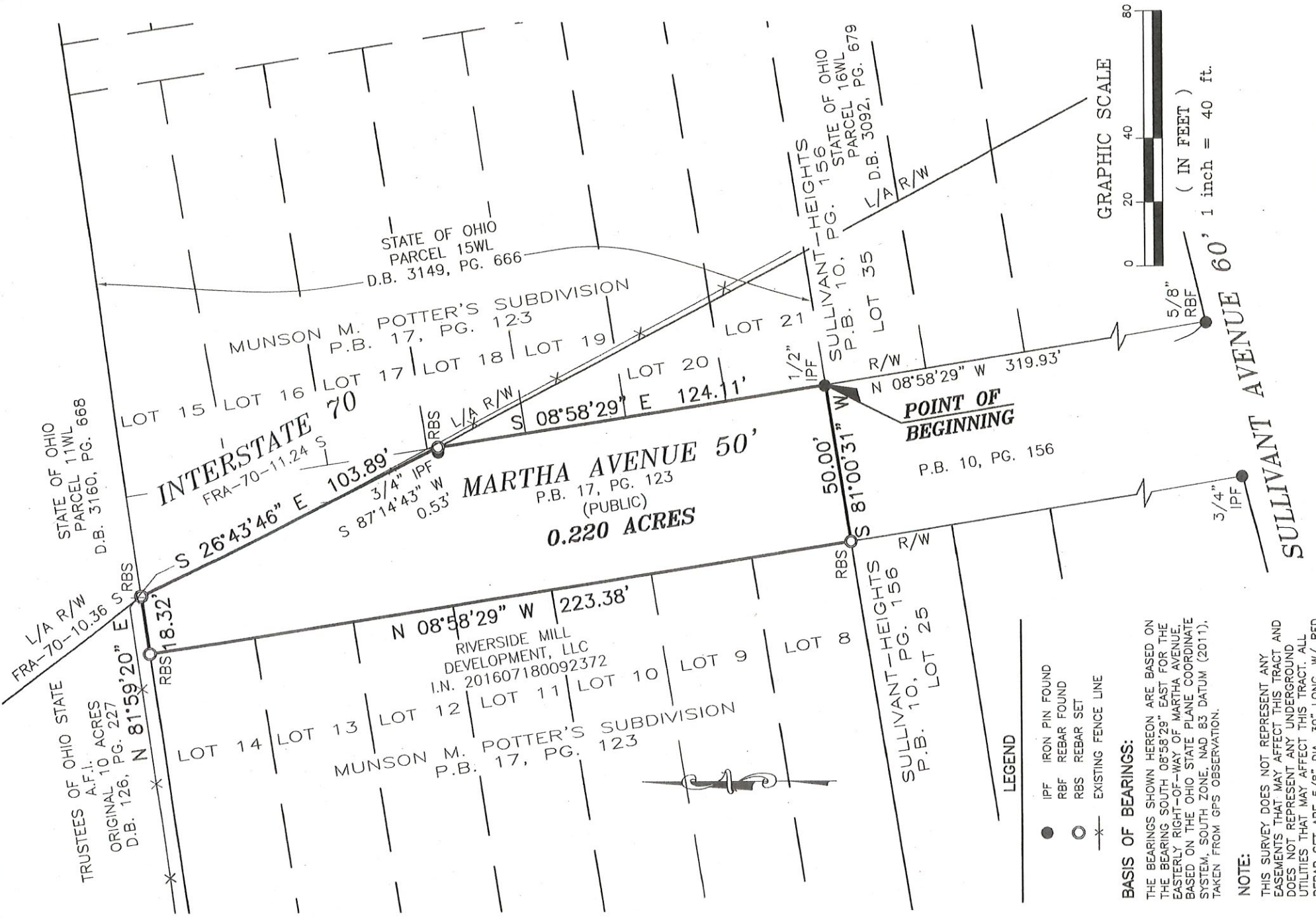
Scott D. Grundei 2/9/2017
Date

Scott D. Grundei, P.S.
Registered Surveyor No. 8047

193396



PENDING DEED PRESENTATION



- LEGEND**
- IPF IRON PIN FOUND
 - RBF REBAR FOUND
 - RBS REBAR SET
 - x- EXISTING FENCE LINE

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING SOUTH 08°58'29" EAST FOR THE EASTERLY RIGHT-OF-WAY OF MARTHA AVENUE. BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C 0308K, WITH AN EFFECTIVE DATE OF 6/17/2006, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JANUARY OF 2017 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott D. Grundei 2/13/2017



**SURVEY OF
0.220 ACRES**

LYING IN
MARTHA AVENUE
MUNSON M. POTTER'S SUBDIVISION
PLAT BOOK 17, PAGE 123
CITY OF COLUMBUS,
COUNTY OF FRANKLIN,
STATE OF OHIO



2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003
DATE: 1/31/17 FILE NO. 193396

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047