

**PARCEL 15-WD**  
**WARRANTY DEED FEE TAKE**  
**0.707 ACRE TRACT (30794.4 S.F.)**  
**EXHIBIT "A"**

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 1484 and being part of a tract as conveyed to Alro Steel Corporation as described in Instrument Number 200410270247829, all references being those of record in the Franklin County, Ohio Recorder's Office, and being more particularly described as follows:

*Commencing for reference* at the existing centerline of right of way of Hilliard-Rome Road (60' RW) and Glenchester Drive (60' RW) and being at centerline of right of way of Hilliard-Rome Road station 156+18.21;

Thence northerly, along a curve to the right having an arc length of 185.32 feet, a radius of 1144.28 feet, an internal angle of  $9^{\circ}16'46''$  right, and a chord that bears North  $16^{\circ}53'04''$  West a distance of 185.12 feet to a Mag Nail set at the northeasterly corner of a 0.133 acre right of way drop conveyed to the City of Columbus of record in Instrument Number 199812040313502 and being at centerline of right of way of Hilliard-Rome Road station 158+03.53 and being the True Point of Beginning of the herein described tract;

Thence westerly, along the northerly property line of the said 0.133 acre tract at first then the northerly property line of a tract as conveyed to Glenchester Galloway Limited as described in Instrument Number 199812040313506, North  $89^{\circ}18'03''$  West, a distance of 55.34 feet to an iron pin set being 54.00 feet left of the centerline of right of way of Hilliard-Rome Road station 158+15.37;

Thence northerly, crossing the said property with a curve to the right, having a radius of 1198.28 feet, an arc length of 46.73 feet, an internal angle of  $2^{\circ}14'04''$  right, and a chord that bears North  $10^{\circ}32'05''$  West a distance of 46.73 feet to an iron pin set being 54.00 feet left of the centerline of right of way of Hilliard-Rome Road station 158+60.00;

Thence northerly, crossing the said property, North  $03^{\circ}04'53''$  East, a distance of 145.39 feet to an iron pin set in the westerly existing right of way line of Hilliard-Rome Road and being 30.00 feet left of the centerline of right of way of Hilliard-Rome Road station 160+00.00;

Thence northerly, along the said westerly existing right of way line of Hilliard-Rome Road, North  $5^{\circ}00'03''$  West, a distance of 740.92 feet to an iron pin set in the southerly line of a property conveyed to Pennsylvania Lines, LLC by Instrument Number 200212180325195, now known as Norfolk Southern Railway Company, successor by merger of record in Instrument Number 200710260186473;

Thence easterly, along the said southerly property line, North  $86^{\circ}24'31''$  East, a distance of 30.01 feet to a Mag nail set in the centerline of right of way of Hilliard-Rome Road at station 167+40.06;

Thence southerly, along the said centerline of right of way of Hilliard-Rome Road, South  $5^{\circ}00'03''$  East, a distance of 791.85 feet to a Mag nail set at a point of curve at Station 159+48.21;

Thence southerly, along a curve to the left having an arc length of 144.67 feet, a radius of 1144.28 feet, an internal angle of  $7^{\circ}14'38''$  right, and a chord that bears South  $8^{\circ}37'22''$  East a distance of 144.58 feet to the True Point of Beginning, containing 0.707 acres (30794.4 S.F.), more or less.

Of the said 0.707 acres, 0.644 acres is in the present road occupied, for a net take of 0.063 acres to be deducted from Franklin County Auditor's Parcel Number 570-106004.

Subject to all legal rights of way and/or easements, if any, of previous record.

The bearings on this plan are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to the said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the centerline of Hilliard-Rome Road, having a bearing of North 27°02'03" West, is designated the "Basis of Bearing" for this description.

All iron pins set are 5/8" rebar (30" long) with a yellow plastic cap stamped "R/W DYNOTEC, INC" and are to be placed at the completion of construction.

All stations and offsets are referenced to the centerline of existing right of way as filed with the City of Columbus and designated as "3256-E".

This description was prepared by Robert A. Bosworth, Registered Surveyor No. 7750, of Dynotec, Inc. on May 23, 2016.



Robert A. Bosworth  
Robert A. Bosworth, P.S.  
Registered Surveyor No. 7750

5-24-16  
Date

0-89-G  
split  
0.707 a/w  
0-40x  
(S70)  
106004

