

**PARCEL 14-WD**  
**WARRANTY DEED FEE TAKE**  
**0.058 ACRE TRACT (2530.8 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 Glenchester Galloway Limited as described in Instrument Number 199812040313506, all references being those of record in the Franklin County, Ohio Recorder's Office, and being more particularly described as follows:

Beginning at an iron pin set at the intersection of the westerly existing right of way line of Hilliard-Rome Road (R/W Varies, as conveyed a 0.133 acre tract to the City of Columbus in Instrument Number 199812040313502) and the northerly existing right of way line of Glenchester Drive (60' R/W, as dedicated in plat Book 89, Page 32) and being 40.00 feet left of centerline of right of way of Hilliard-Rome Road station 156+65.75;

Thence southwesterly, along the said northerly existing right of way line of Glenchester Drive with a curve to the right, having a radius of 20.00 feet, an arc length of 30.59 feet, an internal angle of 87°38'05" right, and a chord that bears South 24°40'25" West a distance of 27.69 feet to a point being 59.34 feet left of the centerline of right of way of Hilliard-Rome Road station 156+46.75;

Thence westerly, along the said northerly existing right of way line of Glenchester Drive, South 68°29'27" West, a distance of 7.81 feet to a point being 67.15 feet left of centerline of right of way of Hilliard-Rome Road station 156+46.57;

Thence northerly, crossing the said property, North 05°54'58" East, a distance of 30.70 feet to an iron pin set and being 54.00 feet left of centerline of right of way of Hilliard-Rome Road station 156+72.91;

Thence northerly, crossing the said property with a curve to the right, having a radius of 1198.28 feet, an arc length of 149.18 feet, an internal angle of 7°07'59" right, and a chord that bears North 15°13'07" West a distance of 149.09 feet to an iron pin set on the southerly property line of a 22.6802 acre tract conveyed to Alro Steel Corporation as described in Instrument Number 200410270247829 and being 54.00 feet left of the centerline of right of way of Hilliard-Rome Road station 158+15.37;

Thence easterly, along the southerly property line of said parcel, South 89°18'03" East, a distance of 14.33 feet to an iron pin set at the northwesterly corner of a 0.133 acre tract conveyed to the said City of Columbus tract and being 40.00 feet left of centerline of right of way of Hilliard-Rome Road station 158+12.41;

Thence southerly, along the said westerly existing right of way line of Hilliard-Rome Road and the westerly line of the said 0.133 acre tract, with a curve to the left, having a radius of 1184.28 feet, an arc length of 151.79 feet, an internal angle of 7°20'37" left, and a chord that bears South 15°28'20" East a distance of 151.68 feet to the Point of Beginning, containing 0.058 acres (2530.8 S.F.), more or less.

Of the said 0.058 acres, 0.000 acres is in the present road occupied, for a net take of 0.058 acres to be deducted from Franklin County Auditor's Parcel Number 570-239943.

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 DYNNOTEC, 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 Dynnotec, Inc. on May 20, 2016.



Robert A. Bosworth

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

5-24-16

Date

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(570)  
239943

