

City of Columbus  
Legal Description  
Parcel A

Situated in the State of Ohio, County of Franklin, Township of Hamilton and being a part of Section 10, in Township 3, Range 22, Congress Lands, and part of a 195.528 acre tract of land identified as Parcel # 8 as conveyed to Edward J. Herrmann, Bishop of the Diocese of Columbus, Ohio in Deed Book 3689, Page 713(Parcel # 8) of the Franklin County Deed Records, and is bound and described as follows:

Beginning at Franklin County Geodetic Survey Monument designation: FCGS 5674 found at an angle point in the centerline of Rowe Road as referenced by Franklin County Geodetic Survey Monument designation :FCGS 5675 located North  $47^{\circ}11'26''$  West at 434.85';

Thence North  $34^{\circ}43'55''$  East 9.33 feet, along a line to a point on the Southerly line of the historic Columbus Lateral (Feeder) of the Ohio Erie Canal as acquired by the State of Ohio by the Canal Land Act of 1825 and as described in the Commissioner's Register and as demonstrated on page 18 of the Plat of the Columbus Feeder of the Ohio & Erie Canal dated January 30, 1927 as conveyed to the City of Columbus in Instrument Number 201510050140741 and the prolongation of the easterly property line of said Parcel # 8 conveyed to said Edward J. Herrmann;

Thence North  $36^{\circ}05'08''$  East 81.25 feet passing through said City of Columbus tract along said prolongation of said east line to the northerly line of said City of Columbus portion of the historic Columbus Lateral Canal and the southeast corner of said Parcel # 8 conveyed to said Edward J. Herrmann;

Thence North  $63^{\circ}07'36''$  West 45.44 feet, along the north line of the City of Columbus portion of the historic Columbus Lateral Canal to a  $5/8''$  iron pin set and the **PRINCIPLE PLACE OF BEGINNING** of the parcel herein described;

Thence North  $63^{\circ}07'36''$  West 168.27 feet, continuing along the north line of the said City of Columbus portion of the historic Columbus Lateral Canal to a  $5/8''$  iron pin set;

Thence North  $51^{\circ}11'52''$  East 212.69 feet, along a line passing over and thru said Parcel # 8 conveyed to said Edward J. Herrmann to a  $5/8''$  iron pin set;

Thence South 55°16'19" East 110.68 feet, along a line passing over and thru said Parcel # 8 conveyed to said Edward J. Herrmann to a 5/8" iron pin set;

Thence South 36°05'08" West 181.02 feet, along a line passing over and thru said Parcel # 8 conveyed to said Edward J. Herrmann to a 5/8" iron pin set north line of the said City of Columbus portion of the historic Columbus Lateral Canal and the **PRINCIPLE PLACE OF BEGINNING** and containing 0.604 acres (26321.1197 square feet) of land as surveyed by Bemba K. Jones in May of 2016.

The above description was prepared by Bemba K Jones, P.S. #7343 in August 2016 and is based on existing records and an actual field survey performed by XYZ Professional Services LTD. in May 2016. A drawing of the above description is attached hereto and made a part hereof.

Iron pins set are 5/8" diameter iron pipe, 30" long with plastic cap inscribed BKJ 7343.

Bearings are based on the Ohio State Plane Coordinate System NAD83, CORS12. A bearing of North 47° 11' 26" West was observed and held for the center line of Rowe Road.

All references used in this description can be found at the Recorder's Office Franklin County, Ohio unless otherwise noted.

---

Bemba K. Jones, P.S. Ohio Registered Surveyor #7343 Date