

**PARCEL 4-WD1
EAST-WEST ROAD
0.019 ACRE**

Being a parcel of land lying on the right side of the centerline of right-of-way and construction of East-West Road as shown on a centerline survey plat made in 2017 for the City of Columbus, Franklin County, Ohio, titled "EAST-WEST ROAD" as recorded in Plat Book 123, Pages 27-28 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 2, Township 1, Range 18 of the United States Military Lands, being part of Lot 11 of the Plat of Range 18, Township 1, Section 2 known as the "Rathbone Section" as recorded in Deed Book 15, Page 256-1/2, being out of the 1.650 acre tract conveyed to OGGI Properties II LLC by deed of record in Instrument Number 201208310128405, and being described as follows:

Beginning, for reference, at a 1 inch iron pin set within a monument box marking the intersection of the centerline of right-of-way and construction of East-West Road with the centerline of construction of Olentangy River Road as shown on the plans entitled "Olentangy Road Sec. 'C', Road No. 9, dated 1940 on file at the Franklin County Engineer's Office, Columbus, Ohio, located on centerline of right-of-way and construction station 100+18.26 for East-West Road;

thence with said centerline of right-of-way and construction, the following courses:

North 85 Degrees 42 Minutes 33 Seconds East, with said centerline of East-West Road, a distance of 197.40 feet, to a point of curvature, located on centerline of right-of-way and construction station 102+15.66 for East-West Road;

with the arc of a curve to the right, having a central angle of 08 Degrees 53 Minutes 09 Seconds, a radius of 330.00 feet, an arc length of 51.18 feet, a chord length of 51.13 feet on a chord that bears South 89 Degrees 50 Minutes 53 Seconds East, to a point of tangency, located on centerline of right-of-way and construction station 102+66.84 for East-West Road;

South 85 Degrees 24 Minutes 18 Seconds East, a distance of 156.97 feet, to a point of intersection, located on centerline of right-of-way and construction station 104+23.81 for East-West Road;

South 86 Degrees 23 Minutes 22 Seconds East, a distance of 105.91 feet, to a point, located on centerline of right-of-way and construction station 105+29.71 for East-West Road;

thence South 03 Degrees 36 Minutes 38 Seconds West, a distance of 35.23 feet, to a point on the southerly existing right-of-way line of Canterbury Service Road (Ordinance Number 1547-90), the southerly line of the 0.928 acre tract conveyed to the City of Columbus by deed of record in Official Record 14797C02, and the corner common to said 1.650 acre tract and the 16.287 acre tract conveyed to OP Columbus Associates, LLC by deed of record in Instrument

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Number 201508140112992, located 35.23 feet right of centerline of right-of-way and construction station 105+29.71 for East-West Road and being the TRUE POINT OF BEGINNING (reference a 5/8 inch rebar found, being South 32 Degrees 56 Minutes 36 Seconds West, a distance of 0.10 feet, from said point, located 35.32 feet right of centerline of right-of-way and construction station 105+29.66 for East-West Road;

thence South 04 Degrees 05 Minutes 54 Seconds West, with the line common to said 1.650 acre and said 16.287 acre tracts, a distance of 12.77 feet, to an iron pin set, located 48.00 feet right of centerline of right-of-way and construction station 105+29.60 for East-West Road;

thence across said 1.650 acre tract, the following courses:

North 86 Degrees 23 Minutes 22 Seconds West, a distance of 64.60 feet, to an iron pin set, located 48.00 feet right of centerline of right-of-way and construction station 104+65.00 for East-West Road;

North 03 Degrees 36 Minutes 38 Seconds East, a distance of 12.73 feet, to an iron pin set on said southerly existing right-of-way line and the line common to said 0.928 acre and 1.650 acre tracts, located 35.27 feet right of centerline of right-of-way and construction station 104+65.00 for East-West Road;

thence South 86 Degrees 25 Minutes 31 Seconds East, with said southerly existing right-of-way line and said common line, a distance of 64.71 feet, to the TRUE POINT IF BEGINNING, containing 0.019 acre, more or less, of which 0.000 acre is within the present road occupied and from Auditor's Parcel Number 010-129667.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel pipe, thirty (30) inches long with a plastic plug stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the observed bearing between Franklin County Engineer's Monuments "WICKLIFFE" and W188RESET", measured as South 83 Degrees 26 Minutes 03 Seconds East, oriented to Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011).

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2016.

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EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069