

0.138 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, in Half Section 9, Township 5, Range 22, Refugee Lands, being part of an 8.0 acre tract conveyed to City of Columbus, Ohio as recorded in Deed Book 101, Page 433, all references being those of record in the Franklin County, Ohio Recorder's Office and being more particularly described as follows:

Commencing at a 1" solid iron pin found at the original intersection of the southerly right-of-way line of Nationwide Boulevard (60') and the westerly right-of-way line of Hocking Street (50'), and being the northeast corner of a 0.002 acre tract conveyed to City of Columbus, Ohio as described in Instrument Number 201407240095190;

Thence westerly, along the southerly right-of-way line of Nationwide Boulevard, the north line of said 0.002 acre tract, the north line of a 1.630 acre tract conveyed to Lion-DOV as described in Instrument Number 200007260147439, the north line of a 1.801 acre tract conveyed to NWD 500 Nationwide, LLC as described in Instrument Number 201108240105872, the north line of Spring Street vacated by City of Columbus Ordinance Number 145-33, the north line of a 6,998 square foot tract conveyed to City of Columbus, Ohio as described in Deed Book 119, Page 241, the north line of a 1.346 acre tract conveyed to Municipal Light Plant, LLC as described in Instrument Number 201412290172002, and the southerly right-of-way line of Dublin Avenue vacated by City of Columbus Ordinance Number 884-41, South 83° 10' 21" West, 1037.67 feet to the northwest corner of said 1.346 acre tract, and being the **TRUE POINT OF BEGINNING:**

Thence southerly, along the west line of said 1.346 acre tract, South 13° 10' 12" East, a distance of 35.12 feet to an angle point in said south line;

Thence southeasterly, continuing along the west line of said 1.346 acre tract, South 40° 55' 19" East, a distance of 104.09 feet to an angle point in said west line;

Thence easterly, continuing along the west line of said 1.346 acre tract, North 83° 06' 47" East, a distance of 15.49 feet to an angle point in said west line;

Thence southeasterly, continuing along the west line of said 1.346 acre tract, South 51° 22' 33" East, a distance of 58.48 feet;

Thence southwesterly, crossing part of said 8.0 acre tract, South 38° 37' 27" West, a distance of 25.00 feet;

Thence continuing across part of said 8.0 acre tract along the following five (5) courses:

1. North 51° 22' 33" West, a distance of 45.10 feet;
2. North 71° 40' 01" West, a distance of 30.68 feet;
3. North 40° 55' 19" West, a distance of 104.09 feet;
4. North 54° 04' 31" West, a distance of 13.12 feet;
5. North 31° 22' 06" West, a distance of 43.98 feet to the southerly right-of-way line of said vacated Dublin Avenue;

Thence easterly, along the southerly line of vacated Dublin Avenue, North 83° 10' 21" East, a distance of 44.73 feet to the **TRUE POINT OF BEGINNING**, containing 0.138 acres (6,030 s.f.) more or less.

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

The bearings are based upon the north line of Nationwide Boulevard as described in Instrument Number 201108240105872, bearing South 83° 10' 21" West, and all other bearings upon this meridian.

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, E.P. Ferris & Associates, Inc. on January 8, 2018.



A handwritten signature in blue ink, appearing to read "Matthew E. Ferris", written over a horizontal line.

Matthew E. Ferris, P.E., P.S.
Registered Surveyor No. 8230

01-08-18

Date

E. P. FERRIS & ASSOCIATES, INC.

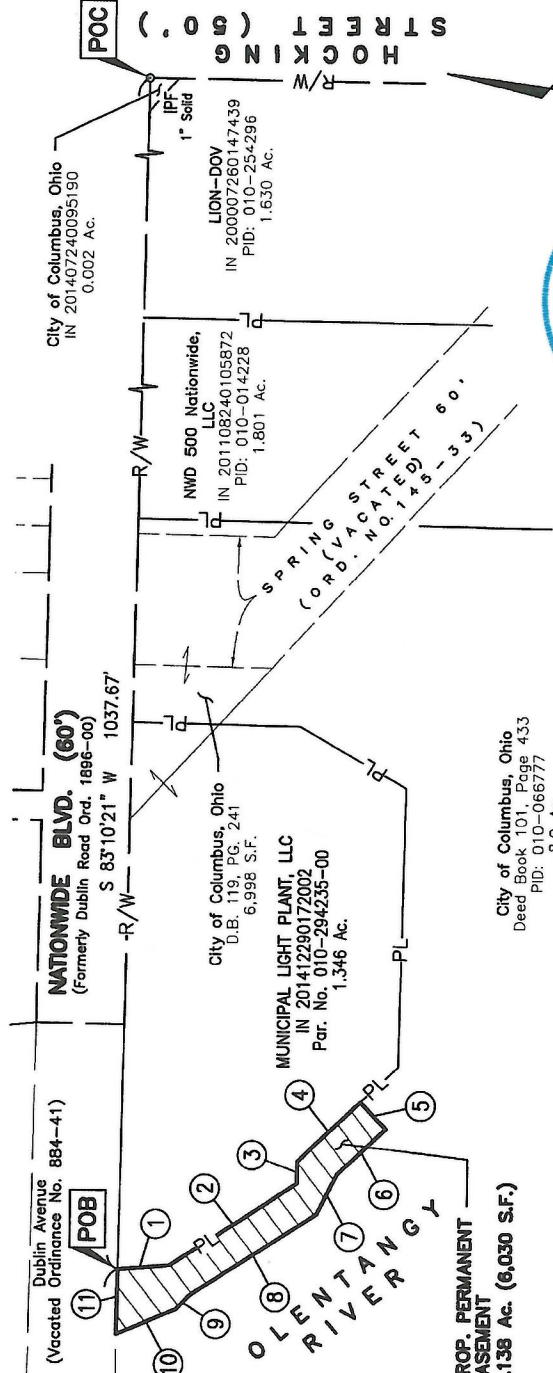
Consulting Civil Engineers and Surveyors
880 King Avenue, Columbus Ohio, 43212

(PH) 614-299-2999
(FX) 614-299-2992

PERMANENT EASEMENT

Situated in the State of Ohio, County of Franklin, and the City of Columbus, Being in Half Section 9, Township 5, Range 22, Refugee Lands, being part of an 8.0 acre tract conveyed to City of Columbus in Deed Book 101, Page 433

LINE	BEARING	LENGTH
1	S13°10'12"E	35.12'
2	S40°55'19"E	104.09'
3	N85°06'47"E	15.49'
4	S31°22'33"E	58.48'
5	S35°37'27"W	25.00'
6	N51°22'33"W	45.10'
7	N71°40'01"W	30.68'
8	N40°55'19"W	104.09'
9	N5°40'31"W	13.12'
10	N31°22'06"W	43.98'
11	N85°10'21"E	44.73'



Legend

- PL Property Line
- R/W Right-of-Way
- POB Point of Beginning
- POC Point of Commencement

PROP. PERMANENT EASEMENT
0.138 Ac. (6,030 S.F.)

City of Columbus, Ohio
Deed Book 101, Page 433
PID: 010-066777
8.0 AC.



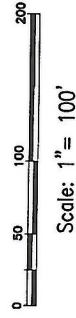
E. P. FERRIS AND ASSOCIATES INC.

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Consulting Civil Engineers and Surveyors

Basis of Bearing:
Bearings are based upon the North line of Nationwide Boulevard as described in Instrument Number 201108240105872, bearing South 85° 10' 21" West, and all other bearings upon this meridian.
All lot dimensions and bearings are according to the recorded deed or plat, unless otherwise noted.

BY: *Matthew E. Ferris*
Matthew E. Ferris, P.E., P.S.
Registered Surveyor No. 8230
Date



DRWN BY CDM CHK BY MEF DATE 01-08-18