

**PERMANENT EASEMENT
0.221 ACRES (9,638 S.F.)**

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 6, Township 5, Range 22, Refugee Lands, being part of Lots 68, Lot 69, Lot 70 and Lot 71 and part of alleys vacated by City of Columbus Ordinance Number 22627 of April 2, 1906 and Ordinance Number 19498 of March 10, 1902 all part of Wyoming Place Addition, Plat Book 4, Page 368, and being part of Lot 7, Lot 8, Reserve "B" and Reserve "C" as dedicated in Harrison Park, Plat Book 108, Page 56 as conveyed to the City of Columbus, Ohio in Instrument Number 200712310221600, being part of a 0.647 acre tract as conveyed to Royal Tallow Holdings, Ltd. in Instrument Number 201106270079568 and being part of a 1.048 acre tract as conveyed to the City of Columbus, Ohio as described in Instrument Number 200712270220304, all references being those of record in the Franklin County, Ohio Recorder's Office and being more particularly described as follows:

Commencing at a found 1" rebar at the intersection of the centerline of Second Avenue (60') and Harrison Park Place (60');

thence westerly, along the centerline of Second Avenue, North 86° 35' 35" West, 152.17 feet;

thence southerly, leaving the centerline of Second Avenue, South 03° 24' 25" West, 30.00 feet to the southerly right-of-way line of Second Avenue, the north line of said Lot 68, and the north line of said 1.048 acre tract and being the **TRUE POINT OF BEGINNING** of the easement herein described;

thence southerly, crossing said Lots 68 and 71, a vacated alley, and crossing said 1.048 acre tract and said Reserve "B", South 02° 43' 27" West, 268.06 feet;

thence easterly, continuing across part of said Reserve "B" and crossing said Reserve "C", said Lot 7, and said 0.647 acre tract, South 87° 16' 33" East, 122.52 feet to the east line of said Lot 7 and said 0.647 acre tract and the westerly right-of-way line of Harrison Park Place;

thence southerly, along part of the east lines of said Lots 7 and 8 and along the east line of said 0.647 acre tract and said westerly right-of-way line, South 02° 43' 27" West, 30.00 feet;

thence westerly, crossing said 0.647 acre tract and said Lot 8 and across part of said Reserve "B", North 87° 16' 33" West, 142.52 feet;

thence northerly, continuing across part of said Reserve "B", across Lots 70 and 69 and a vacated alley, and crossing said 1.048 acre tract, North 02° 43' 27"

East, 298.30 feet to the north line of said Lot 69 and said 1.048 acre tract and the southerly right-of-way line of Second Avenue;

thence easterly, along the north line of said Lot 69 and of said 1.048 acre tract and said southerly right-of-way line South 86° 35' 35" East, 20.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.221 acres (9,638 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 Harrison Park as recorded in Plat Book 108, Page 56, the centerline of West Second Avenue, having a bearing of North 86° 35' 35" 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 May 12, 2014.



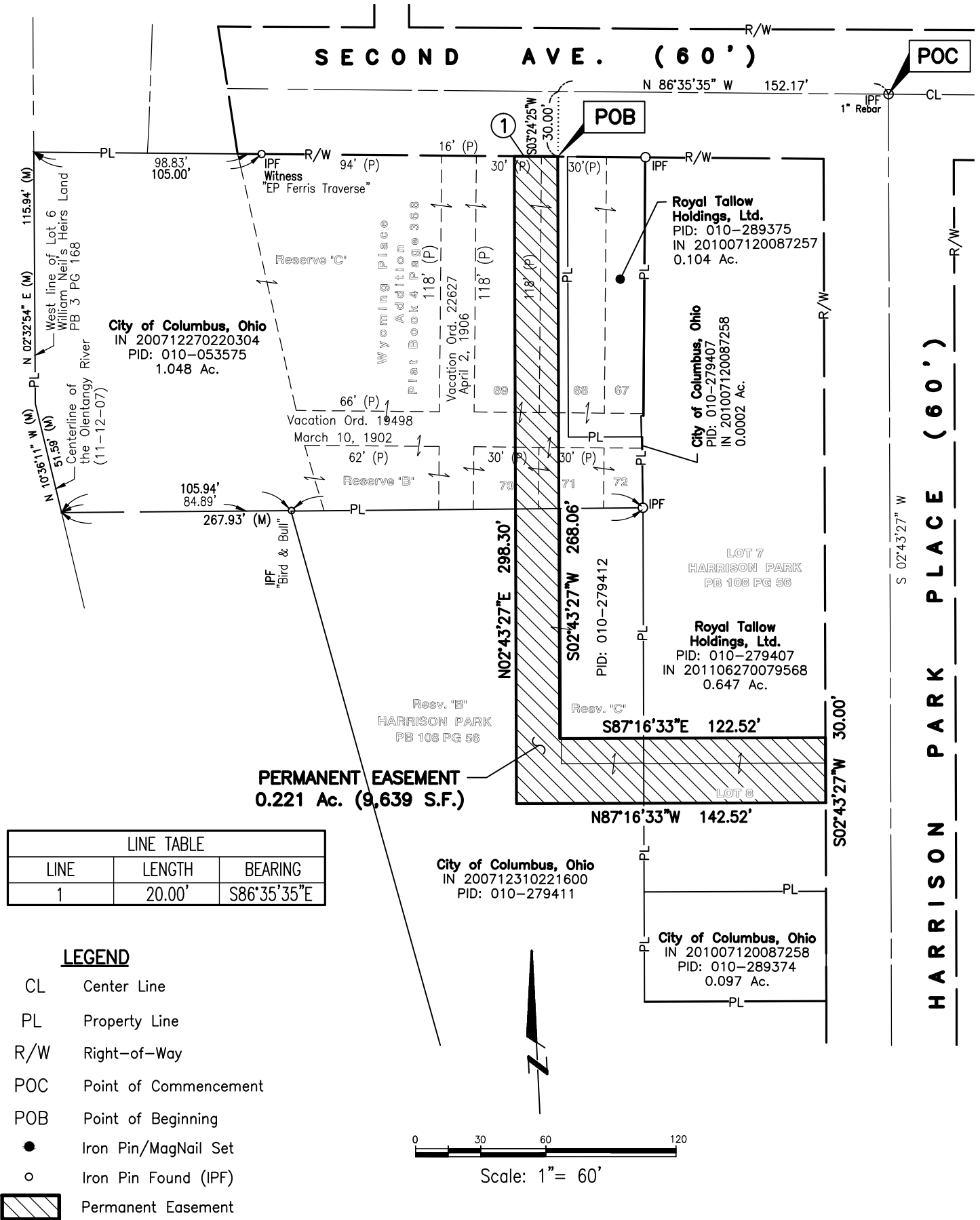
DRAFT

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

Date

PERMANENT EASEMENT EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, and the City of Columbus,
Being in Section 6, Township 5, Range 22, Refugee Lands, being part Lot
Nos. 7, 8, Reserve "B", and Reserve "C" of Harrison Park, part of a 0.647
acre tract and part of a 1.048 acre tract.



LINE TABLE		
LINE	LENGTH	BEARING
1	20.00'	S86°35'35"E

LEGEND

- CL Center Line
- PL Property Line
- R/W Right-of-Way
- POC Point of Commencement
- POB Point of Beginning
- Iron Pin/MagNail Set
- Iron Pin Found (IPF)
- Permanent Easement

Basis of Bearing:

The centerline of W. Second Ave being N 86°35'35" W, as described in PB 108 PG 56.

All lot dimensions and bearings are according to the recorded deed or plat unless otherwise noted.



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E. P. FERRIS

AND
ASSOCIATES
INC

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

DRWN BY CLP CHK BY MEF DATE 05-12-14