

PARCEL 4-WD1
MCKINLEY AVENUE/SOUDER AVENUE
0.082 ACRE

Being a parcel of land lying on the left side of the centerline of right-of-way of McKinley Avenue as shown on a centerline survey plat set made in 2020 for The City of Columbus, Ohio titled "McKINLEY AVENUE/SOUDER AVENUE" as recorded in Plat Book _____, Page _____ of the records of Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Survey Number 1393 of the Virginia Military District, and being out of Lots 44, 45, 46, 47, and 48 of the subdivision entitled "Caputo's Addition No. 2" of record in Plat Book 10, Page 320, being out of the 1.055 acre tract conveyed to CHI FRANKLINTON, LP by deed of record in Instrument Number 201902210020129, (all references are to the records of the Recorder's Office, Franklin County, Ohio, unless stated otherwise) and being more particularly described as follows:

BEGINNING at an iron pin set at the southwesterly corner of said Lot 48 and the southeasterly corner of Lot 49 of said "Caputo's Addition No. 2," conveyed to GFS Chemicals, Inc. by deeds of record in Official Record 2273A05 and Instrument Number 201705040060075, in the northerly right-of-way line of McKinley Avenue (60 foot right-of-way width), located 30.00 feet left of the existing centerline of right-of-way of McKinley Avenue station 52+92.17;

Thence North 04° 00' 57" East, with the line common to said Lots 49 and 48, a distance of 20.00 feet to an iron pin set, located 50.00 feet left of the existing centerline of right-of-way of McKinley Avenue station 52+92.14;

Thence South 85° 54' 05" East, across said Lots 48, 47, 46, 45, and 44, across said 1.055 acre tract, a distance of 175.44 feet to an iron pin set in the easterly line of said Lot 44 and said 1.055 acre tract and the westerly line of the 0.677 acre tract conveyed as Parcel 1 to GFS Chemicals, Inc. by deed of record in Official Record 27612H07, located 50.00 feet left of the existing centerline of right-of-way of McKinley Avenue station 54+67.58;

Thence South 13° 33' 19" East, with the line common to said Lot 44, said 1.055 acre tract, and said 0.677 acre tract, a distance of 20.99 feet to an iron pin set at a common corner thereof in said northerly right-of-way line, located 30.00 feet left of the existing centerline of right-of-way of McKinley Avenue station 54+73.95;

Thence North 85° 54' 05" West, with said northerly right-of-way line and the southerly line of said Lots 44, 45, 46, 47, and 48, a distance of 181.78 feet to the POINT OF BEGINNING, containing 0.082 acre, more or less, from Auditor's Parcel Number 010-299408.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2007). Control for bearings was from coordinates of monuments "COC 13-83" and "COC 1-83", having a bearing of North 72° 45' 54" East, as established by the Franklin County Engineering Department.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in September 2018.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

Date