

PARCEL 1-T1
MCKINLEY AVENUE/SOUDER AVENUE
0.055 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 on, over, and across Lots 60 through 67, inclusive, of the subdivision entitled "Caputo's Addition No. 2" of record in Plat Book 10, Page 320 and Meek Avenue vacated by Ordinance Number 20-48, part of that tract to CHI FRANKLINTON, LP by deed of record in Instrument Number 202001030000899, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an iron pin set at the southeasterly corner of Lot 54 of said "Caputo's Addition No. 2" and the southwesterly corner of Lot 53 of said "Caputo's Addition No. 2," also being the corner common to said CHI FRANKLINTON tract and the tract conveyed to GFS Chemicals, Inc. by deeds of record in Deed Book 3783, Page 387, Official Record 2273A05, and Instrument Number 201705040060075, and 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 50+76.99;

Thence North 85° 54' 05" West, with said northerly right-of-way line and the southerly line of Lots 54 through 62, inclusive, a distance of 286.94 feet to a 5/8-inch iron rebar capped "COLUMBUS R/W" found at the corner common to said CHI FRANKLINTON tract and the 0.050 acre tract conveyed as Parcel 37-WD to the City of Columbus, Ohio by deed of record in Instrument Number 200504150070927, located 30.00 feet left of the existing centerline of right-of-way of McKinley Avenue station 47+90.04;

Thence North 04° 05' 55" East, across said Lot 62 with the line common to said CHI FRANKLINTON tract and said 0.050 acre tract, a distance of 7.91 feet to a 5/8-inch iron rebar capped "COLUMBUS R/W" found at a common corner thereof, located 37.91 feet left of the existing centerline of right-of-way of McKinley Avenue station 47+90.04, being the TRUE POINT OF BEGINNING;

Thence North 82° 13' 48" West, across said Lots 62 through 67, inclusive, with the line common to said CHI FRANKLINTON tract and said 0.050 acre tract, a distance of 165.44 feet to a 5/8-inch iron rebar capped "COLUMBUS R/W" found at the common corner thereof and at a common corner of that tract conveyed to the City of Columbus, Ohio by deed of record in Deed Book 1660, Page 530 and that tract conveyed to New York Central Lines by deed of record in Instrument Number 200212180325201, located 48.50 feet left of the existing centerline of right-of-way of McKinley Avenue station 46+24.94;

Thence North 54° 41' 50" West, with the line common to said CHI FRANKLINTON tract and said New York Central Lines tract and across said vacate Meek Street, a distance of 21.63 feet to a point, located 59.71 feet left of the existing centerline of right-of-way of McKinley Avenue station 46+06.44;

Thence across said vacated Meek Avenue and said Lots 60 through 67, inclusive, and across said CHI FRANKLINTON tract, the following courses and distances:

South 82° 13' 48" East, a distance of 268.37 feet to a point, located 42.52 feet left of the existing centerline of right-of-way of McKinley Avenue station 48+74.25;

South 67° 40' 26" West, a distance of 1.63 feet to an iron pin set, located 41.80 feet left of the existing centerline of right-of-way of McKinley Avenue station 48+72.80; and

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South 83° 14' 30" West, a distance of 31.42 feet to an iron pin set, located 35.88 feet left of the existing centerline of right-of-way of McKinley Avenue station 48+41.94;

North 83° 39' 56" West, a distance of 51.93 feet to the TRUE POINT OF BEGINNING, containing 0.055 acre, more or less, from Auditor's Parcel Number 010-000423.

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