

PARCEL 22-WD
WARRANTY DEED FEE TAKE
0.090 ACRE TRACT (3938.8 S.F.)
EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, the Township of Franklin and the City of Columbus, Virginia Military Survey No. 1425 and being two noncontiguous portions of a tract as conveyed to BEG, LLC as described in Instrument Number 201305150079791, all references being those of record in the Franklin County, Ohio Recorder's Office, and being more particularly described as follows:

TRACT 1 (Adjoining and contiguous to Georgesville Road)

Commencing for reference at Franklin County Geodetic Survey monument "FCGS 5651" bronze disc in concrete monument found at the centerline intersection of Georgesville Road (RW Varies) and Sullivant Avenue (RW Varies) and being at centerline of right of way of Georgesville Road station 121+36.95;

Thence easterly, along the said centerline of Sullivant Avenue, North 86°46'59" East, 100.31 feet to a Mag nail set at the southwesterly corner of the said BEG, LLC tract, being 98.69 feet right of centerline of right of way of Georgesville Road station 121+54.93;

Thence northerly, along a westerly line of the said BEG, LLC tract, North 03°13'01" West, 35.00 feet (passing a jog in the northerly existing right of way of Sullivant Avenue at 30.00 feet) to a jog in the said northerly existing right of way of Sullivant Avenue and being 92.41 feet right of centerline of right of way of Georgesville Road station 121+89.36;

Thence northwesterly, along the said northerly existing right of way line of Sullivant Avenue, North 56°33'02" West, 8.99 feet to an iron pin set, being 84.36 feet right of centerline of right of way of Georgesville Road station 121+93.35 and being the True Point of Beginning;

Thence continuing northwesterly, along the said northerly existing right of way line of Sullivant Avenue, North 56°33'02" West, 37.91 feet to an iron pin set on the easterly existing right of way line of Georgesville Road and being 50.38 feet right of centerline of right of way of Georgesville Road station 122+10.17;

Thence northerly, along the said easterly existing right of way line of Georgesville Road, North 03°56'43" East, 177.78 feet to an iron pin set in the southerly right of way of the Camp Chase Railway Company, LLC as recorded in Instrument Number 201510050140665, and being 40.57 feet right of centerline of right of way of Georgesville Road station 123+87.68;

Thence northeasterly, along the said southerly right of way of the Camp Chase Railway, North 54°43'16" East, 15.64 feet to an iron pin set and being 52.12 feet right of centerline of right of way of Georgesville Road station 123+98.23;

Thence southerly, crossing the said property, South 04°55'52" West, 150.58 feet to an iron pin set and being 57.85 feet right of centerline of right of way of Georgesville Road station 122+47.76;

Thence southeasterly, crossing the said property, South 18°52'00" East, 60.52 feet to the True Point of Beginning, containing 0.056 acres (2447.1 S.F.), more or less.

TRACT 2 (Present Road as occupied in Sullivant Avenue)

Commencing for reference at Franklin County Geodetic Survey monument "FCGS 5651" bronze disc in concrete monument found at the centerline intersection of Georgesville Road (RW Varies) and Sullivant Avenue (RW Varies) and being at centerline of right of way of Georgesville Road station 121+36.95;

Thence easterly, along the said centerline of Sullivant Avenue, North 86°46'59" East, 100.31 feet to a Mag nail set at the southwesterly corner of the said BEG, LLC tract, being 98.69 feet right of centerline of right of way of Georgesville Road station 121+54.93 and being the True Point of Beginning;

Thence northerly, along a westerly line of the said BEG, LLC tract, North 03°13'01" West, 30.00 feet to an iron pin set at a jog in the said northerly existing right of way of Sullivant Avenue and being 93.31 feet right of centerline of right of way of Georgesville Road station 121+84.45;

Thence easterly, along the said northerly existing right of way line of Sullivant Avenue, North 86°46'59" East, 73.64 feet to an iron pin set in an easterly property line of the said BEG, LLC tract and being 165.75 feet right of centerline of right of way of Georgesville Road station 121+97.65;

Thence southwesterly, with a said easterly property line of the BEG, LLC tract, South 54°41'12" West, 56.46 feet to Mag nail set in the said centerline of Sullivant Avenue and being 124.08 feet right of centerline of right of way of Georgesville Road station 121+59.56;

Thence westerly, along the said centerline of Sullivant Avenue, South 86°46'59" West, 25.81 feet to the True Point of Beginning, containing 0.034 acres (1491.7 S.F.), more or less.

The combined total acreage of Tracks 1 and 2 is 0.090 acres (3938.8 S.F.), of which 0.034 acres is in the present road occupied, for a net take of 0.056 acres from Franklin County Auditor's Parcel Number 140-004314.

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

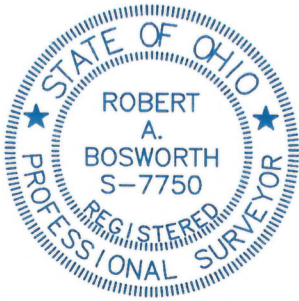
The bearings on this plan are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to the said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the centerline of Sullivant Avenue, having a bearing of North 86°46'59" East, is designated the "Basis of Bearing" for this description.

All iron pins set are 5/8" rebar (30" long) with a yellow plastic cap stamped "R/W DYNOTEC, INC" and are to be placed at the completion of construction.



All stations and offsets are referenced to the centerline of existing right of way as found on plans named "Sullivant/Georgesville Camp Chase Trail Connector" as filed with the City of Columbus and designated as "3194-E".

This description was prepared by Robert A. Bosworth, Registered Surveyor No. 7750, of Dynotec, Inc. on June 3, 2016.



Robert A. Bosworth

Robert A. Bosworth, P.S.
Registered Surveyor No. 7750

6-3-16

Date

*0-19-D
Split
0.090 acre
outlot
(140)
4314*

