

PARCEL 4-T
EAST-WEST ROAD
0.048 ACRE

Being a parcel of land lying on the right side of the centerline of right-of-way and construction of East-West Road as shown on a centerline survey plat made in 2017 for the City of Columbus, Franklin County, Ohio, titled "EAST-WEST ROAD" as recorded in Plat Book 123, Pages 27-28 of the records of Franklin County:

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 2, Township 1, Range 18 of the United States Military Lands, being on, over, and across the 1.650 acre tract conveyed to OGGI Properties II, LLC by deed of record in Instrument Number 201208310128405, and being described as follows:

Beginning, at an iron pin set at the intersection of the southerly proposed right-of-way line of East-West Road and line common to said 1.650 acre tract and a 16.287 acre tract conveyed to OP Columbus Associates LLC by deed of record in Instrument Number 201508140112992, acquired as Parcel 4-WD as shown on right-of-way plans made for the City of Columbus in 2017 titled "East-West Road", located 48.00 feet right of centerline of right-of-way and construction station 105+29.60 for East-West Road;

thence South 04 Degrees 05 Minutes 54 Seconds West, with said common line, a distance of 19.00 feet, to a point, located 67.00 feet right of centerline of right-of-way and construction station 105+29.44 for East-West Road;

thence on, over, and across said 1.650 acre tract, the following courses:

North 86 Degrees 23 Minutes 22 Seconds West, a distance of 79.44 feet, to a point, located 67.00 feet right of centerline of right-of-way and construction station 104+50.00 for East-West Road;

North 03 Degrees 36 Minutes 38 Seconds East, a distance of 16.00 feet, to a point, located 51.00 feet right of centerline of right-of-way and construction station 104+50.00 for East-West Road;

North 86 Degrees 23 Minutes 22 Seconds West, a distance of 25.00 feet, to a point, located 51.00 feet right of centerline of right-of-way and construction station 104+25.00 for East-West Road;

North 03 Degrees 36 Minutes 38 Seconds East, a distance of 15.70 feet, to a point on the southerly existing right-of-way line of Canterbury Service Road (Ordinance Number 1547-90), and the line common to said 1.650 acre tract and a 0.928 acre tract conveyed to the City of

PARCEL 4-T
EAST-WEST ROAD
0.048 ACRE

-2-

Columbus by deed of record in Official Record 14797C02, located 35.30 feet right of centerline of right-of-way and construction station 104+25.00 for East-West Road;

thence South 86 Degrees 25 Minutes 31 Seconds East, with said southerly existing right-of-way and line common to said 1.650 acre and 0.928 acre tracts, a distance of 40.00 feet, to an iron pin set on said southerly proposed right-of-way line of East-West Road, located 35.27 feet right of centerline of right-of-way and construction station 104+65.00 for East-West Road;

thence on, over and across said 1.650 acre tract with said southerly proposed right-of-way line, the following courses:

South 03 Degrees 36 Minutes 38 Seconds West, a distance of 12.73 feet, to an iron pin set, located 48.00 feet right of centerline of right-of-way and construction station 104+65.00 for East-West Road;

South 86 Degrees 23 Minutes 22 Seconds East, a distance of 64.60 feet, to the POINT OF BEGINNING, containing 0.048 acre, more or less, of which 0.000 acre is within the present road occupied and is contained within Auditor's Parcel Number 010-129667.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel pipe, thirty (30) inches long with a plastic plug stamped "EMHT INC."

All bearings shown are for project use only. The bearings described herein are based on the observed bearing between Franklin County Engineer's Monuments "WICKLIFFE" and "W188RESET", measured as South 83 Degrees 26 Minutes 03 Seconds East, oriented to Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011).

This description was prepared by, or under the supervision of, John C. Dodgion, Registered Surveyor No. 8069, and is based upon record documents and an actual field survey conducted by Evans, Mechwart, Hambleton & Tilton, Inc. in 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

**PARCEL 4-T
EAST-WEST ROAD
0.048 ACRE**

-3-

John C. Dodgion
Professional Surveyor No. 8069