

DESCRIPTION OF 0.073 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Half Section 13, Section 10, Township 5, Range 22, Refugee Lands, and being part of a 15 foot right-of-way known as Talmadge Street as dedicated in T.W. Tallmadge's Addition to the City of Columbus, recorded in Plat Book volume 1, page 226 and part of a 5 foot right-of-way known as Talmadge Street as dedicated in East Grove Addition Amended Plat, recorded in Plat Book volume 2, page 102 (destroyed by fire) as later amended in Plat Book volume 2, page 172, all records referenced are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at the southwest corner of Lot 2 of James Watson's Subdivision as recorded in Plat Book volume 3, Page 5, being at the intersection of the north right-of-way line for Long Street (70 feet wide) as dedicated in Plat Book volume 2, page 102 (destroyed by fire) as later amended in Plat Book volume 2, Page 172 and the east right-of-way line for Talmadge Street (20 feet wide), the east 5 feet of which dedicated in the said Plat Book volume 2, page 102 (destroyed by fire) as amended in Plat Book volume 2, Page 172 and the west 15 feet dedicated in Plat Book volume 1, page 266, and being the southwest corner of a parcel conveyed to Columbus Holding Group, LLC. By the instrument filed as Instrument Number 201503180033821, (reference a bent iron pin found South 16 degrees 00 minutes 57 seconds East at a distance of 0.38 feet);

Thence along the said north right-of-way line for Long Street, the south line of the said east 5 feet of Talmadge Street as dedicated in Plat Book 1, Page 266, and the south line of the said west 15 feet of Talmadge Street as dedicated in Plat Book 2, Page 172, **South 81 degrees 56 minutes 24 seconds West for a distance of 20.46 feet** to a Mag nail set at the intersection of the said northerly right-of-way line of Long Street and the westerly right-of-way line of the said Talmadge Street, on the easterly line of Lot 11 of the said T.W. Tallmadge's Addition to the City of Columbus, and at the southeasterly corner of a parcel conveyed to Columbus Holding Group, LLC. by the instrument filed as Instrument Number 201611030151949;

Thence along the said westerly right-of-way line of Talmadge Street, the easterly line of the said Columbus Holding Group, LLC. parcel, and the easterly line of Lots 11, 12, and 13 of the said T.W. Tallmadges' Addition to the City of Columbus subdivision, **North 04 degrees 06 minutes 16 seconds East for a distance of 161.40 feet** to a Mag nail set at the intersection of the said westerly right-of-way of Talmadge Street and the southerly right-of-way of a 15 foot alley as dedicated in the said T. W. Tallmadge's Addition to the City of Columbus subdivision, at the northeast corner of the said Columbus Holding Group, LLC. parcel, and at the northeast corner of the said Lot 13;

Thence crossing through the said west 15 feet and east 5 feet of Talmadge Street along a projection of the said southerly right-of-way line of the 15 foot wide alley and Lot 13 as dedicated in T.W. Tallmadge's Addition to the City of Columbus, **South 85 degrees 10 minutes 26 seconds East for a distance of 20.00 feet** to a Mag nail set in the said easterly right-of-way of Talmadge Street, on the westerly line of a parcel conveyed to Columbus Holding Group, LLC. by the instrument filed as Instrument Number 20180310028440, and on the westerly line of Lot 44 as platted in the said East Grove Addition Amended Plat;

Thence along the said easterly right-of-way of Talmadge Street, the said westerly line of the Columbus Holding Group, LLC, parcel, the westerly line of Lots 44 and 41 of the said East Grove Addition Amended Plat, and the westerly line of the said Lot 2 of James Watson's Subdivision; **South 04 degrees 06 minutes 16 seconds West** for a distance of **156.83 feet** (passing an iron pin with cap that reads "BKJ7343" at a distance of 79.29 feet) to the **POINT OF BEGINNING** for this description.

The above description contains a total area of **0.073 acres**, more or less.

Iron pins referenced as set are 5/8 inch diameter by 30 inch long rebar with caps inscribed "ASI PS 8438".

Bearings described herein are based on the bearing of North 81 degrees 56 minutes 24 seconds East for the north right-of-way line for Long Street, measured from Grid North as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description was prepared by Brian P. Bingham, Registered Professional Surveyor No. 8438, is based on an actual survey of the premises performed under my direction in March 2016, and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.



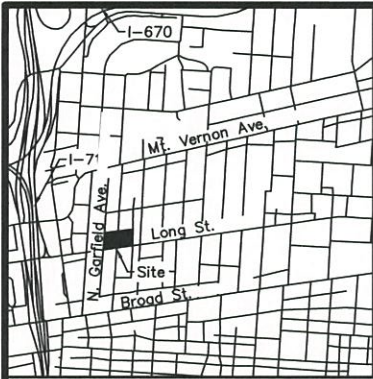
Brian P. Bingham
Registered Professional Surveyor No. 8438



12/17/2018
Date



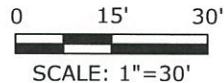
State of Ohio, County of Franklin,
City of Columbus
Half Section 13, Section 10,
Township 5, Range 22
Refugee Lands



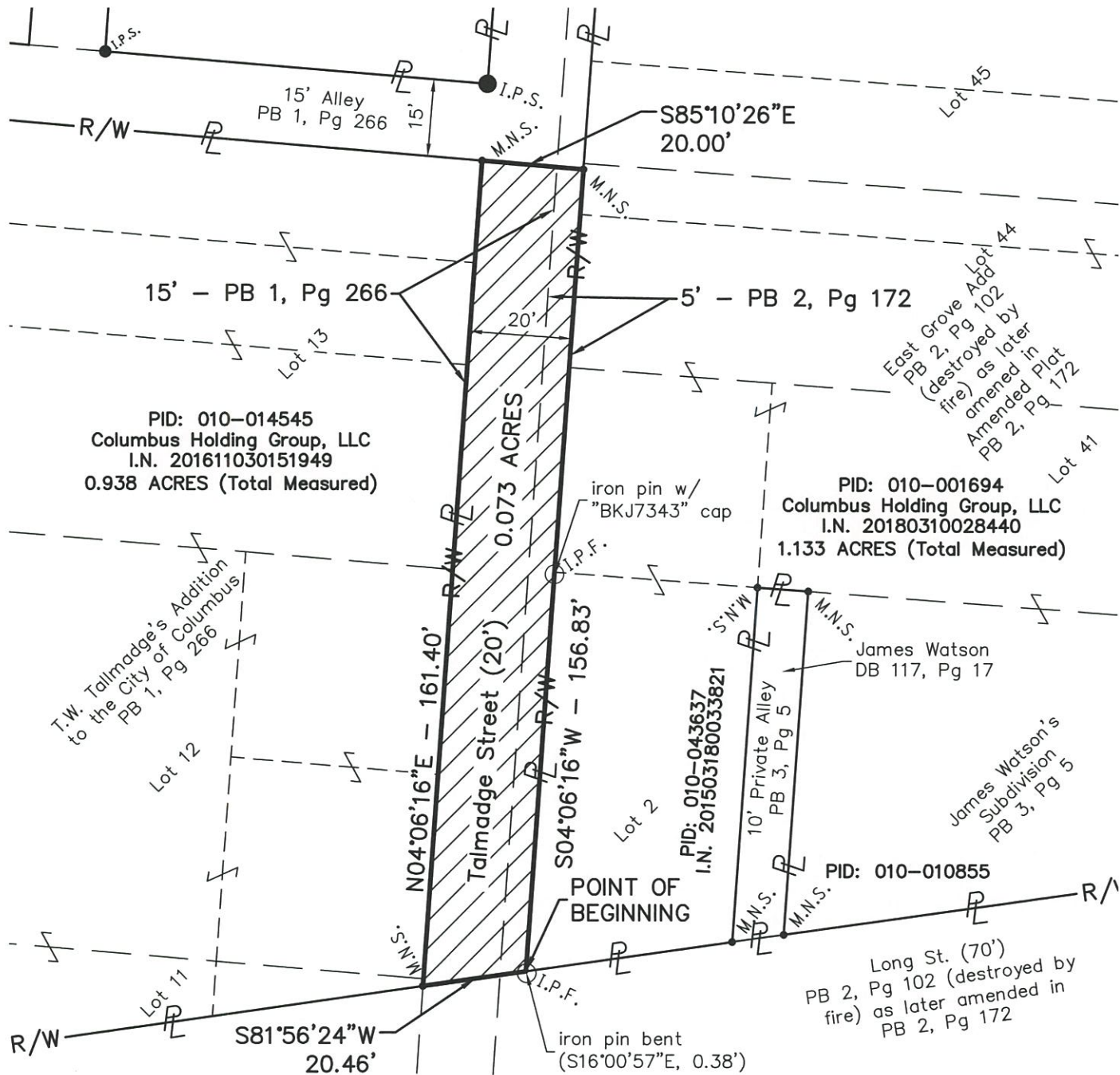
VICINITY MAP

not to scale

- I.P.S. $\frac{5}{16}$ " iron pin set w/ "ASI-PS 8438" cap
- M.N.S. Mag nail set
- I.P.F. $\frac{5}{16}$ " iron pin found



SCALE: 1"=30'



BASIS OF BEARINGS

Bearings described hereon are based on North 81 degrees 56 minutes 24 seconds East for Long Street, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

I hereby certify that:
This drawing represents the results of an actual field survey of the premises performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

Brian P. Bingham
Brian P. Bingham, P.S. No. 8438
American Structurepoint, Inc.

12/17/2018
Date



0.073 ACRE EXHIBIT
FOR
COLUMBUS HOLDING GROUP, LLC.
COLUMBUS, FRANKLIN COUNTY, OHIO

DATE:	12/17/2018
DRAWN BY:	ATJ
CHECKED BY:	BPB
JOB NUMBER:	2017.01763

1 OF 1

AMERICAN
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PLOT DATE: 12/17/2018 8:28 AM
 PLOT SCALE: 1"=30'
 EDITOR: AJORDAN
 DRAWING FILE: C:\2017\01763\Drawings\12171763.dwg
 DATE: 12/17/2018 8:28 AM
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