

DESCRIPTION OF 1.325 ACRES
North side of Spring Street (State Route 33)
East of Interstate 670

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 9, Township 5, Range 22 of the Refugee Lands, being all of the tract conveyed as Parcel 3 Tract II to Columbus Gaming Ventures, Inc. of record in Instrument Number 201001150005842, part of the portion of Spring Street vacated by Ordinance Number 145-33, and part of Lot "E" as shown on "W.A. Neil's Penitentiary Farm" of record in Plat Book 5, Page 44, and described as follows:

Beginning at a 1 inch iron pipe found at the northeasterly corner of said Parcel II. at the intersection of the southerly right-of-way line of Nationwide Boulevard (60 foot wide and formerly Dublin Road, changed by Ordinance Number 1986-00) with the westerly line of a tract conveyed to The Chesapeake and Ohio Railway Company (nka CSX Transportation, Inc. successor by merger of the Chesapeake and Ohio Railway of record in Official Records 13276A14 and 13283G13) of record in Deed Book 924, Page 338;

thence South 21° 25' 02" East, with the east line of said Chesapeake and Ohio Railway tract, a distance of 518.64 feet, to a 5/8 inch iron rebar with an "E.P. Ferris, P.S. 8230" cap found in the northerly right-of-way line of Spring Street;

thence North 86° 03' 25" West, with said northerly right-of-way line, a distance of 189.72 feet, to a 5/8 inch iron rebar with an "E.P. Ferris, P.S. 8230" cap found at the intersection of said northerly right-of-way line with the easterly right-of-way line of Hocking Street;

thence North 06° 57' 55" West, with said easterly right-of-way line, a distance of 466.46 feet, to a magnetic nail found at the intersection of said easterly right-of-way line with the southerly right-of-way line of Nationwide Boulevard;

thence North 83° 10' 21" East, with said southerly right-of-way line, a distance of 56.85 feet, to the Point of Beginning, containing 1.325 acres, more or less.

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

The bearings shown hereon are based on the same meridian as the survey dated December 17, 2009 by Matthew E. Ferris, Professional Surveyor Number 8230. A portion of the centerline of Nationwide Boulevard (60 foot wide and formerly Dublin Road, changed by Ordinance Number 1986-00), having a bearing of South 83° 10' 21" West, is designated the "basis of bearing" for this survey.

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

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.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

8/22/11

Edward J. Miller
Professional Surveyor No. 8250

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ALL OF
(010)
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EJM:sg August 18, 2011
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