

# Columbus Engineering Consultants, Inc.

Consulting Engineers and Surveyors  
Subsurface Utility Engineering Specialists

870 Michigan Avenue Columbus, Ohio 43215 Vox (614) 221-4500 Fax (614) 221-0466

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## 0.162 ACRE TRACT

(Grantor: Modern Development Corp.)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 11, Township 4, Range 22, Congress Lands, and being 0.162 acre out of the tract conveyed to Modern Development Corp. in Instrument Number 201008120103426 (further shown upon the attached exhibit), and being described as follows:

**Beginning** at a monument box found (FCGS 8818) at the intersection of the centerline of Williams Road and the centerline of Lockbourne Road, being the southwesterly corner of said Section 11;

Thence North 03° 58' 00" East, along the said centerline of Lockbourne Road, the westerly line of said Section 11, and the easterly line of the Loretta M. Mcquirt tract conveyed in instrument 201511060158154, a distance of 145.00 feet to a nail set at the southwesterly corner of the Delaware Franklin Company tract conveyed in Deed Book 3503, Page 898;

Thence South 86° 11' 50" East, leaving the said centerline of Lockbourne Road along the southerly line of said Delaware Franklin Company tract, a distance of 30.00 feet to a pin set in the easterly right-of-way line of Lockbourne Road;

Thence South 03° 58' 00" West, along the said easterly right-of-way line of Lockbourne Road, and through the said Modern Development Corp. tract, a distance of 109.08 feet to a pin set;

Thence South 52° 47' 51" East, leaving the said right-of-way line of Lockbourne Road, and continuing through the said Modern Development Corp. tract, a distance of 28.93 feet to a pin set in the northerly right-of-way line of said Williams Road;

Thence South 86° 11' 50" East, along the said northerly right-of-way line of Williams Road, a distance of 100.80 feet to a pin set in the westerly line of the Franklin B. Scott Jr. tract conveyed in instrument 201209270145119;

Thence South 03° 58' 00" West, leaving the said northerly right-of-way line of Williams Road along the said westerly line of the Franklin B. Scott Jr. tract, a distance of 20.00 feet, to a nail set in the said centerline of Williams Road and the northerly line of Section 14 at the southwesterly corner of said Franklin B. Scott Jr. tract;

Thence North 86° 11' 50" West, along the said centerline of Williams Road, the northerly line of Section 14, a distance of 155.00 feet to the **Point of Beginning**.

Containing 0.162 acre consisting of 0.157 acre in the present roadway occupation within Franklin County Auditor's Parcel No. 010-011789.

All pins set are 3/4 inch reinforced bar, 30 inches long, with a yellow plastic cap stamped "CEC INC."

Subject to all other existing and valid easements, restrictions and conditions, if any.

Bearings are established to the Ohio State Plane Coordinate System – South Zone (NAD83) using GPS observations performed in November 2015 with a bearing of South 86° 11' 15" East along the centerline of Williams Road, and all other bearings calculated from this meridian.

Columbus Engineering Consultants, Inc.



Daniel J. Hornyak  
Registered Professional Surveyor No. 7963

04/08/16

Date



0-54-E  
split  
0.162 acre  
outlet  
(010)  
11789



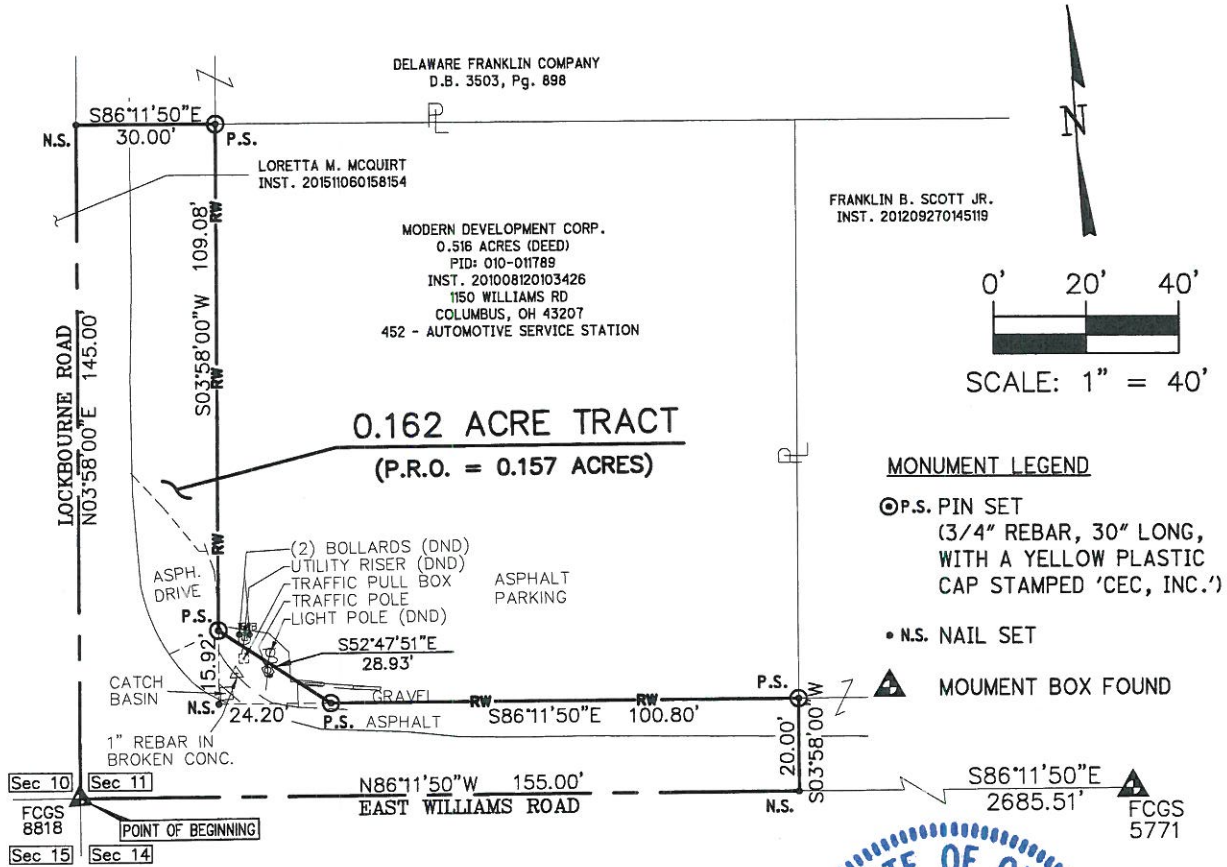
# COLUMBUS ENGINEERING CONSULTANTS, INC.

CONSULTING ENGINEERS AND SURVEYORS

870 MICHIGAN AVENUE, COLUMBUS, OHIO 43215  
 PHONE: (614) 221-4500 FAX: (614) 221-0466

## 0.162 ACRE TRACT

LOCATED IN SECTION 11, TOWNSHIP 4, RANGE 22, CONGRESS LANDS, BEING OUT OF  
 THE TRACT CONVEYED TO MODERN DEVELOPMENT CORP. IN INSTRUMENT  
 201008120103426,  
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO.



ALL REFERENCES HEREON BEING TO RECORDS IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

We hereby certify that this plat is prepared from an actual field survey made in November of 2015, and to the best of our knowledge is correct.

COLUMBUS ENGINEERING CONSULTANTS, INC.

*[Signature]*

04/08/16

DANIEL J. HORNYAK  
 Registered Professional Surveyor No. 7963

Date



### BASIS OF BEARINGS

BEARINGS ARE ESTABLISHED TO THE OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83) USING GPS OBSERVATIONS PERFORMED IN NOVEMBER 2015 WITH A BEARING OF S86°11'50"E ALONG THE CENTERLINE OF EAST WILLIAMS ROAD, AND ALL OTHER BEARINGS CALCULATED FROM THIS MERIDIAN.