

**LEGAL DESCRIPTION**  
**0.643 ACRE RIGHT OF WAY PURCHASE**

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 530, and being part of a 38.48 acre and a 26.0 acre tract of land as dedicated to City of Columbus in Deed Book 3357, page 215, and part of a 32.50 acre tract of land as dedicated to City of Columbus, Ohio in Deed Book 941, page 78, part of the original McKinley Avenue Right of Way as dedicated in Road Record 5, page 146, and being part of the McKinley Avenue Right of Way as dedicated in Road Record 19, page 188, of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**BEGINNING** at a Mag Nail Found on the centerline of said original McKinley Avenue Right of Way, also being a northwesterly corner of a 29.86 acre tract as conveyed to Westbend QOZB LLC in Instrument Number 202301310009823, also being at a southerly corner of a 14.762 acre tract of land, designated as Tract One, as conveyed to HIDDEN LAKE ASSOCIATION, INC. in Official Record Volume 12725, Page B16, also being an easterly corner of said 26.0 acre tract, and also being on the southerly corner of a 0.69 acre part of HIDDEN LAKE CONDOMINIUM PHASE 5 as recorded in Condominium Plat Book 26, Page 73, and the declaration of said condominium being in Official Record Volume 03604, Page C04;

Thence along the centerline of the original McKinley Avenue Right of Way, a westerly line of said 29.86 acre tract, and an easterly line of said 26.0 acre tract, South 27°25'30" East, 194.46 feet to an Iron Pin Found on the centerline of the original McKinley Avenue Right of Way, a westerly line of said 29.86 acre tract, and an easterly line of said 32.50 acre tract,

Thence along the centerline of the original McKinley Avenue Right of Way, a westerly line of said 29.86 acre tract, and an easterly line of said 32.50 acre tract, South 06°31'30" East, 552.25 feet to an Iron Pin Set on the centerline of the original McKinley Avenue Right of Way, a westerly line of said 29.86 acre tract, and an easterly line of said 32.50 acre tract,

Thence across the original said 32.50 acre tract and said 26.0 acre tract, the following five (5) courses:

- 1) North 13°39'59" West, 11.11 feet to an Iron Pin Set;
- 2) North 13°29'24" West, 330.00 feet to an Iron Pin Set;
- 3) North 14°15'17" West, passing and Iron Pin Set at 207.96 feet, a total distance of 209.77 feet to an Iron Pin Set;
- 4) Along a curve to the left having a radius of 1915.00 feet, a delta angle of 05°14'06", an arc length of 174.97 feet, and a chord which bears North 16°52'20" West, 174.91 feet to an Iron Pin Set;
- 5) North 57°33'18" East, 35.20 feet to a Mag Nail Found on the centerline of said original McKinley Avenue Right of Way, a northwesterly corner of said 29.86 acre tract, a southerly corner of said 14.762 acre tract, an easterly corner of said 26.0 acre tract, and a southerly corner of said 0.69 acre tract, said Mag Nail Found being the **POINT OF BEGINNING**.

Containing 0.643 acres (28,010 SF), more or less, and being a 0.203 acre (8,855 SF) part of Parcel Number 010-153709 and a 0.440 acre (19,155 SF) part of Parcel Number 010-146289, of which all of Parcel Numbers 010-153709 and 010-146289 are P.R.O..

Subject however to all legal easements, restrictions, and rights of way of record and of records in the respective utility offices.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top unless otherwise noted.

Mag nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8342" inscribed on top.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by ODOT RTN observations, with the easterly right of way line of Old McKinley Avenue bearing North 06°31'30" West.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from September 28<sup>th</sup>, 2022 through September 30<sup>th</sup>, 2022 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.

This description was prepared on July 12, 2023.



*Matthew Lee Sloat*      *7/12/23*

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Matthew Lee Sloat, PE, PS 8342

Date

**LEGAL DESCRIPTION**  
**0.355 ACRE RIGHT OF WAY PURCHASE**

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 530, and being part of the original McKinley Avenue Right of Way as dedicated in Road Record 5, page 146, and being part of the McKinley Avenue right of Way as dedicated in Road Record 19, page 188, of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**BEGINNING** at an Iron Pin Found on the centerline of said original McKinley Avenue Right of Way, also being a westerly corner of a 29.86 acre tract as conveyed to Westbend QOZB LLC in Instrument Number 202301310009823, also being an easterly corner of a 32.50 acre tract as conveyed to City of Columbus in Deed Book 941, page 78;

Thence along a westerly line of said 29.86 acre tract and a northerly line of said original McKinley Avenue Right of Way, South 50°49'02" East, 35.80 feet to an Iron Pin Found on the easterly line of said original McKinley Avenue Right of Way and a westerly line of said 29.86 acre tract;

Thence along the easterly line of said original McKinley Avenue Right of Way and a westerly line of said 29.86 acre tract, South 06°31'30" East, 673.21 feet to an Iron Pin Found on the easterly line of said original McKinley Avenue Right of Way and a westerly line of said 29.86 acre tract;

Thence across said original McKinley Avenue Right of Way, along a curve to the right having a radius of 1805.00 feet, a delta angle of 04°43'18", an arc length of 148.74 feet, and a chord which bears North 16°12'13" West, 148.70 feet to an Iron Pin Set on the centerline of said original McKinley Avenue Right of Way and an easterly line of said 32.50 acre tract;

Thence along the centerline of said original McKinley Avenue Right of Way and an easterly line of said 32.50 acre tract, North 06°31'30" West, 552.25 feet to an Iron Pin Found on the centerline of said original McKinley Avenue Right of Way and being a westerly corner of said 29.86 acre tract and an easterly corner of said 32.50 acre tract, said Iron Pin Found being the **POINT OF BEGINNING**, containing 0.355 acres (15,470 SF), more or less.

Subject however to all legal easements, restrictions, and rights of way of record and of records in the respective utility offices.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top unless otherwise noted.

Mag nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8342" inscribed on top.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by ODOT RTN observations, with the easterly right of way line of Old McKinley Avenue bearing North 06°31'30" West.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from September 28<sup>th</sup>, 2022 through September 30<sup>th</sup>, 2022 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.

This description was prepared on July 12, 2023.



*Matthew Lee Sloat* 7/12/23

Matthew Lee Sloat, PE, PS 8342

Date

**LEGAL DESCRIPTION**  
**0.122 ACRE HIGHWAY EASEMENT PURCHASE**

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 530, and being part of the original McKinley Avenue Right of Way as dedicated in Road Record 5, page 146, part of the McKinley Avenue Right of Way as dedicated in Road Record 19, page 188, and being part of a 29.86 acre tract as conveyed to WestBend QOZB LLC in Instrument Number 202301310009823, of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**BEGINNING** at an Iron Pin Found on the centerline of said original McKinley Avenue Right of Way, being a westerly corner of said 29.86 acre tract, also being an easterly corner of a 32.50 acre tract as conveyed to City of Columbus, Ohio in Deed Book 941, page 78;

Thence along the centerline of said original McKinley Avenue Right of Way, the westerly line of said 29.86 acre tract, and the easterly lines of said 32.50 acre tract and a 26.0 acre tract as conveyed to City of Columbus in Deed Book 3357, page 215, North 27°25'30" West, passing the northerly line of said 32.50 acre tract and southerly line of said 26.0 acre tract at a distance of 13.75 feet, a total distance of 194.46 feet to a Mag Nail Found on the centerline of said original McKinley Avenue Right of Way, the northwesterly corner of said 29.86 acre tract, and an easterly line of said 26.0 acre tract;

Thence along the northerly line of said 29.86 acre tract and across the original McKinley Avenue Right of Way, North 57°33'18" East, 25.10 feet to a point on the northerly line of said 29.86 acre tract, a southerly corner of a 0.69 acre tract referred to as Phase 5 as conveyed to Hidden Lake Condominium in C.P.B. 26, page 73 and ORV. 03604, page C04, a southerly corner of a 14.762 acre tract as conveyed to Hidden Lake Association Inc in ORV. 12725, page B16, and the easterly line of said original McKinley Avenue Right of Way;

Thence across said 29.86 acre tract and along the easterly line of said original McKinley Avenue Right of Way, the following two (2) courses:

South 27°25'30" East, 201.27 feet to a point;

South 06°31'30" East, 30.24 feet to an Iron Pin Found on the westerly line of said 29.86 acre tract and the easterly line of said original McKinley Avenue Right of Way;

Thence along a westerly line of said 29.86 acre tract and across said original McKinley Avenue Right of Way, North 50°49'02" West, 35.80 feet to an Iron Pin Found on the centerline of said original McKinley Avenue Right of Way, being a westerly corner of said 29.86 acre tract, being an easterly corner of said 32.50 acre tract, also being the **POINT OF BEGINNING**, containing 0.122 acres (5,325 SF), more or less.

Subject however to all legal easements, restrictions, and rights of way of record and of records in the respective utility offices.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top unless otherwise noted.

Mag nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8342" inscribed on top.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by ODOT RTN observations, with the easterly right of way line of Old McKinley Avenue bearing North 06°31'30" West.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from September 28<sup>th</sup>, 2022 through September 30<sup>th</sup>, 2022 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.

This description was prepared on July 12, 2023.



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Matthew Lee Sloat, PE, PS 8342

Date