

**LEGAL DESCRIPTION**  
**0.572 ACRE**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Half Section 10, Township 5, Range 22, Refugee Lands, being part of Lot 3 of Ohio Center of record in Plat Book 58, Page 15 as conveyed to the City of Columbus in Deed book 3370, Page 435, all references being those of record in the Franklin County, Ohio, Recorder's Office and being more particularly described as follows:

**COMMENCING** from a mag nail set, being at the intersection of the northerly line of Columbus Center Drive as shown in Columbus Convention Center Drive Dedication Part 2, as delineated on Plat Book 109, Page 88 and the easterly line of North High Street as shown in said Ohio Center, said mag nail being the **TRUE POINT OF BEGINNING**;

Thence along the easterly line of North High Street (93') and the westerly line of said Lot 3, North 08°16'48" West, 165.28 feet, to a mag nail set;

Thence across said Lot 3, the following three (3) courses:

In part along the southerly wall face of the two-story building of the Greater Columbus Convention Center, North 86°21'29" East, 48.38 feet, to a point of curvature;

Continuing along the southerly wall face of the two-story building of the Greater Columbus Convention Center, with a curve to the left having a delta angle of 13°52'28", a radius of 725.00 feet, a curve length of 175.56 feet, and a chord bearing and distance of North 79°25'15" East, 175.13 feet, to a point;

In part along the westerly face of the concrete parapet with railing, South 23°45'21" East, passing an iron pin set at 40.20 feet, a total distance of 55.20 feet to an iron pin set, being on the said northerly line of Convention Center Drive;

Thence along said northerly line of Convention Center Drive and the southerly line of the remainder of said lot 3, South 55°07'22" West, 220.03 feet, to a mag nail set at a point of curvature;

Thence continuing along said northerly line of Convention Center Drive and the southerly line of the remainder of said Lot 3, with a curve to the right having a delta of 09°07'17", a radius of 279.53 feet, a curve length of 44.50 feet, a chord bearing and distance of South 59°41'00" West, 44.45 feet to a mag nail set, said mag nail being the **True Point of Beginning**, containing 0.572 acres (24,908 S.F.) more or less.

Subject to all legal easements, restrictions and rights of way, if any, of previous record.

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

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The north line of Convention Center Drive as shown in Columbus Convention Center Drive Dedication Part 2, of record on Plat Book 109, Page 88 having a bearing of South 55°07'22" West is designated the "Basis of Bearing" for this description.

This description was prepared by Matthew Lee Sloat, Ohio Registered Surveyor 8342, of E.P. Ferris and Associates, Inc. on October 1, 2019.



*Matthew Lee Sloat*  
Matthew Lee Sloat, P.E., P.S.  
Registered Surveyor No. 8342

*10/2/19*

Date



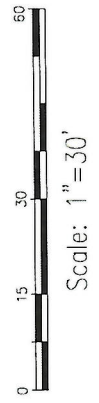
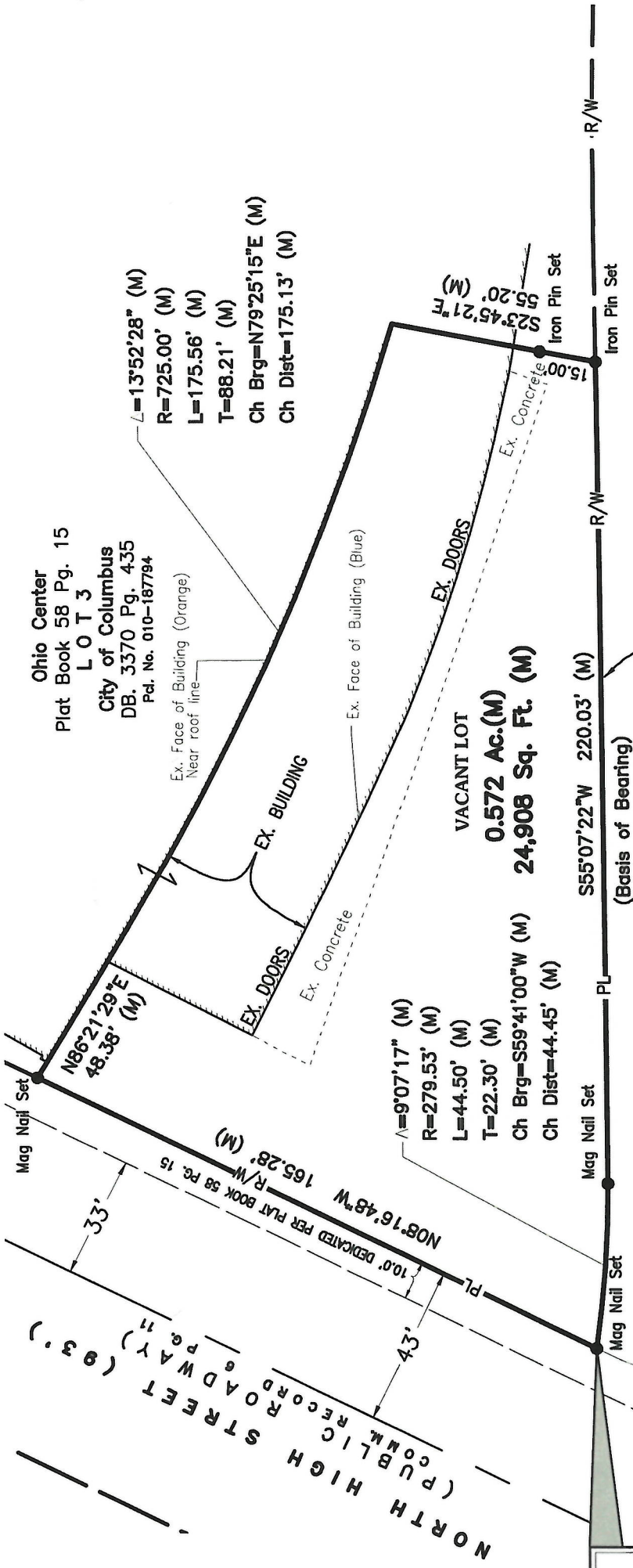
G-003  
SPLIT  
IRREGULAR TRACT  
(0.572 AC)  
OUT OF  
(010)  
187794

- LEGEND**
- PL Property Line
  - R/W Right-of-Way
  - [POC] Point of Commencement
  - [POB] True Point of Beginning
  - Iron Pin Found (IPF)
  - Mag Nail Found
  - Iron Pin Set
  - Mag Nail Set

# 0.572 ACRE BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING IN HALF SECTION 10, TOWNSHIP 5, RANGE 22, REFUGEE LANDS

Ohio Center  
Plat Book 58 Pg. 15  
LOT 3  
City of Columbus  
DB. 3370 Pg. 435  
Pd. No. 010-18794



**POC**  
**POB**  
**0.572 AC.**

**OHIO CENTER WAY (VARIES)**  
(PUBLIC ROADWAY)  
OHIO CENTER  
PLAT BOOK 58 PG. 15

**CONVENTION CENTER DRIVE**  
(PUBLIC ROADWAY)  
PLAT BOOK 109 PG. 88

**Field survey was conducted on 11/26/18. All monuments found are in good condition unless otherwise noted.**

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

All iron pins set are 5/8" rebar, 30" in length with yellow plastic cap and all Mag Nails set are with brass survey marker with "EP FERRIS SURVEYOR 8342" inscribed on top.

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BY: *Matthew Lee Sloat* 10/2/19

Matthew Lee Sloat, P.E., P.S.  
Registered Surveyor No. 8342

JOB NO.	623.002
DRAWN BY:	GK
CHECKED BY:	MLS
APPROVED BY:	MLS
DATE:	10-01-19

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