

PARCEL 10-WD
WARRANTY DEED FEE TAKE
0.025 ACRE TRACT (1070.3 S.F.)
EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 1484 and being part of a tract as conveyed to Glenchester Galloway II Limited as described in Instrument Number 199908090202322, all references being those of record in the Franklin County, Ohio Recorder's Office, and being more particularly described as follows:

Beginning at an iron pin set on the westerly existing right of way line of Hilliard-Rome Road (R/W Varies, as dedicated in Plat Book 89, Page 32) and being 40.00 feet left of centerline of right of way of Hilliard-Rome Road station 155+70.70;

Thence southerly, along the said westerly existing right of way line of Hilliard-Rome Road with a curve to the left, having a radius of 1181.16 feet, an arc length of 64.72 feet, an internal angle of 3°08'22" left, and a chord that bears South 25°27'52" East a distance of 64.71 feet to an iron pin set being 40.00 feet left of the centerline of right of way of Hilliard-Rome Road station 155+08.17;

Thence westerly, crossing the said property, South 62°57'57" West a distance of 10.00 feet to an iron pin set being 50.00 feet left of the centerline of right of way of Hilliard-Rome Road station 155+08.17;

Thence northwesterly, crossing the said property, with a curve to the right, having a radius of 1194.28 feet, an arc length of 59.31 feet, an internal angle of 2°50'44" right, and a chord that bears North 25°36'41" West a distance of 59.31 feet to a point being 50.00 feet left of the centerline of right of way of Hilliard-Rome Road station 155+65.00;

Thence northwesterly, crossing the said property, North 66°55'39" West, a distance of 29.25 feet to an iron pin set at 70.04 feet left of centerline of right of way of Hilliard-Rome Road station 155+85.24;

Thence northwesterly, crossing the said property, North 21°30'33" West, 5.00 feet to an iron pin set in the existing southerly right of way line of Glenchester Drive (60' R/W, as dedicated in said Plat Book 89, Page 32) at 69.91 feet left of centerline of right of way of Hilliard-Rome Road station 155+89.95;

Thence northeasterly, along the said southerly existing right of way line of Glenchester Drive, North 68°29'27" East, a distance of 10.58 feet to a point at 59.33 feet left of centerline of right of way of Hilliard-Rome Road station 155+89.70;

Thence southeasterly, along the said westerly existing right of way line of Hilliard-Rome Road with a curve to the right, having a radius of 20.00 feet, an arc length of 30.58 feet, an internal angle of 87°36'52" right, and a chord that bears South 67°42'07" East a distance of 27.69 feet to the Point of Beginning, containing 0.025 acres (1070.3 S.F.), more or less.

Of the said 0.025 acres, 0.000 acres is in the present road occupied, for a net take of 0.025 acres to be deducted from Franklin County Auditor's Parcel Number 570-249383.

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

The bearings on this plan are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to the said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the centerline of

Hilliard-Rome Road, having a bearing of North 27°02'03" West, is designated the "Basis of Bearing" for this description.

All iron pins set are 5/8" rebar (30" long) with a yellow plastic cap stamped "R/W DYNOTEC, INC" and are to be placed at the completion of construction.

All stations and offsets are referenced to the centerline of existing right of way as filed with the City of Columbus and designated as "3256-E".

This description was prepared by Robert A. Bosworth, Registered Surveyor No. 7750, of Dynotec, Inc. on April 22, 2016.



Robert A. Bosworth

Robert A. Bosworth, P.S.
Registered Surveyor No. 7750

5-24-16

Date

0-89-6
split
0.025 acre
out of
(570)
249383

