

September 28, 2020

PARCEL 10-TMP
0.018 ACRE
HARRISON ROAD CULVERT
CIP NO. 530301-162111
3732-E

Situate in the State of Ohio, County of Franklin, City of Columbus, being part of Virginia Military Survey Number 530. Being 0.018 acre out of that 4.71 acre tract as described in a deed to Columbus MHP 2, LLC as conveyed in Instrument Number 201503030026435, all records are of record in the Recorder's Office, Franklin County, Ohio.

Beginning for reference at the southwest corner of Harrison Road Industrial Park of record in Plat Book 49 Page 33, being in the centerline of Harrison Road 50' R/W, the north line of VMS No.2668, the south line of VMS No. 530, being southeast corner of said 4.71 acre tract, being in the north line of a 1.273 acre tract as described in a deed to IRB Properties, LLC, an Ohio Limited Liability Company of record in Instrument Number 201611010150820 with centerline station 12+59.91. Thence South 66° 42' 14" West, a distance of 191.85 feet to a point on the centerline of said Harrison Road, said point being at centerline station 10+68.06. thence North 23° 17' 46" West, a distance of 25.00 feet to a point on the northerly right-of-way line of said Harrison Road, at 25.00 feet left of centerline station 10+68.06, and being the TRUE POINT OF BEGINNING, of the herein described tract of land.

Thence South 66° 42' 14" West, along the northerly right-of-way of said Harrison road, crossing said 4.71 acre tract, a distance of 22.71 feet to a point at 25.00 feet left of centerline station 10+45.35.

Thence crossing said 4.71 acre tract with the following 5 courses.

Thence North 23° 17' 46" West, a distance of 14.68 feet, to a point at 39.68 feet left of station 10+45.35.

Thence North 60° 57' 43" West, a distance of 8.12 feet to a point at 46.11 feet left of centerline station 10+40.39.

Thence South 74° 02' 17" West, a distance of 33.48 feet to an iron pin set at 50.38 feet left of station 10+07.18.

Thence South 29° 02' 17" West, a distance of 17.81 feet to a point at 39.50 feet left of station 9+93.09.

Thence South 23° 17' 46" East, a distance of 14.50 feet to a point on the northerly right-of-way line of said Harrison Road, said point being 25.00 feet left of station 9+93.09.

Thence South 66° 42' 14" West, along the northerly right-of way of said Harrison Road, crossing said 4.71 acre tract, a distance of 25.76 feet to a point in the west line of said 4.71 acre tract, being in the east line of a 0.923 acre tract as described in a deed to The City of Columbus as conveyed in Instrument Number 200604210074323, said point being 25.00 feet left of centerline station 9+67.68.

Thence North 24° 07' 07" West, along the west line of said 4.71 acre tract, the east line of said 0.923 acre tract, and the east line of a 0.452 acre tract as described in a deed to The City of Columbus as conveyed in Deed Book 3051 Page 676, a distance 10.42 feet to a point at 35.42 feet left of centerline 9+67.17.

Thence crossing said 4.71 acre tract with the following 7 courses,

Thence North 68° 41' 09" East, a distance of 14.83 feet to a point at 34.91 feet left of centerline station 9+82.00.

Thence North 14° 16' 42" East, a distance of 7.29 feet to a point at 40.68 feet left of centerline station 9+86.44.

Thence North 29° 02' 17" East, a distance of 24.42 feet to a point at 55.60 feet left of centerline station 10+05.77.

Thence North 74° 02' 17" East, a distance of 38.59 feet to a point at 50.68 feet left of centerline station 10+44.04.

Thence South 31° 49' 44" East, a distance of 6.32 feet to a point at 44.43 feet left of centerline station 10+44.98.

Thence South 59° 53' 38" East, a distance of 16.00 feet to a point at 31.58 feet left of centerline station 10+54.52

Thence South 87° 22' 16" East, a distance of 15.05 feet to the TRUE POINT OF BEGINNING, and containing 0.018 acre of land.

The stations and offsets of the above described tract are measured from the centerline of r/w for Harrison Road.

Bearings are based on North 86° 06' 35" East for the centerline of Harrison Road, measured from Grid North , referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2007 Adjustment), as established by a GPS Survey.

This description was prepared by Ron Yarano, Ohio Registered Surveyor No. 7169, of The City Of Columbus, based on a field survey performed in July of 2018.

By _____

Ronald John Yarano P.S. No. 7169