

November 11, 2020

PARCEL 10-WD
0.060 ACRE
HARRISON ROAD CULVERT
CIP NO. 530301-162111
530301-162111

Situate in the State of Ohio, County of Franklin, City of Columbus, being part of Virginia Military Survey Number 530. Being 0.060 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 mag nail set 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, the south line of a 20 foot reservation as described in a deed to Edmund Harrison etal, as conveyed in Deed Book 139 pager 118 and Deed Book 140 Page 487, 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 North 24° 05' 02" West, along the east line of said 4.71 acre tract, the west line of said Harrison Road Industrial Park, a distance of 20.00 feet to an iron pin set at 20.00 feet left of station 12+59.63.at the TRUE POINT OF BEGINNING,

Thence South 66° 42' 14" West, along the north line of said 20.00 foot reservation, crossing said 4.71 acre tract a distance 292.24 feet to an iron pin set on the north line of said 20 foot reservation, being 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, being 20.00 feet left of centerline station 9+67.40.

Thence North 24° 07' 07" West, along the west line of said 4.71 acre tract, along the east line of said 0.923 acre tract, a distance of 5.00 feet to an iron pin set at the northeast corner of said 0.923 acre tract, in the west line of said 4.71 acre tract, and being in the north right-of-way line of said Harrison Road, and being 25.00 feet left of centerline station 9+67.32.

Thence North 66° 42' 14" East, crossing said 4.71 acre tract, the north line of said Harrison Road right-of-way, a distance of 25.76 feet to an iron pin set in the north line right-of-way line of said Harrison Road, being 25.00 feet left of station 9+93.09.

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

Thence North 23° 17' 46" West, a distance of 14.50 feet, to an iron pin set at 39.50 feet left of station 9+93.09.

Thence North 29° 02' 17" East, a distance of 17.81 feet to an iron pin set at 50.38 feet left of centerline station 10+07.18.

Thence North 74° 02' 17" East, a distance of 33.48 feet to an iron pin set at 46.11 feet left of station 10+40.39.

Thence South 60° 57' 43" East, a distance of 8.12 feet to an iron pin set at 39.68 feet left of station 10+45.35.

Thence South 23° 17' 46" East, a distance of 14.68 feet to an iron pin set in the north right-of-way line of said Harrison Road, being 25.00 feet left of centerline station 10+45.35.

Thence North 66° 42' 14" East, along the northerly right-of-way of said Harrison a distance of 214.22 feet to an iron pin set in the east line of said 4.71 acre tract and the west line of said Harrison Road Industrial Park, being 25.00 feet left of centerline station 12+59.56

Thence South 24° 05' 02" East, along the east line of said 4.71 acre tract, the west line of said Harrison Road Industrial Park, a distance of 5.00 feet to the TRUE POINT OF BEGINNING, and containing 0.060 acre of land.

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

The stationing of Harrison road is based on the centerline intersection of Hague Avenue right-of-way and the centerline of Harrison Road right-of-way as being 0+00.

Being 0.033 acres being fully in the present easement right-of-way of 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.

Iron pins are 3/8", 30" length with a red plastic cap inscribed with City Columbus Right-of-Way

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