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DESCRIPTION of A 0.880 Acre Tract at 225 South 3rd Street, Known as Two25 Commons

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Section 16, Township 5, Range 27, Refugee Lands, being all of Inlots No. 417 and 418, part of Inlots 419 and 420 and a portion Walnut Street (vacated by City of Columbus Ordinance No. 24739, dated July 26, 1909), all of the above as shown on the Town Plat of Columbus, Deed Book "F", Page 332, said document having been destroyed by fire is replatted in Plat Book 3, page 247, and also represented in Plat Book 14, page 27. Being a 0.880 acre portion of the 1.2933 acre tract as conveyed to the City of Columbus, Ohio by Parcel 1 of the deed of record in Official Record (OR) 11411 A13 and subject to a 99 year lease to Capitol South Community Urban Redevelopment Corporation of record in OR 7816 D03, OR 13030 I10 and OR 16954 F14, all in the Franklin County, Ohio, Recorder's Office, the 0.880 acres, being more particularly described as follows:

Beginning at a mag-nail set at the intersection of the westerly right-of-way line of Third Street (82.50 feet in width) with the northerly right-of-way line of Rich Street (82.50 feet in width);

Thence South 81° 49' 15" West, a distance of 210.00 feet, along the northerly right-of-way line of Rich Street to a mag-nail set;

Thence, through said Lot 420 and along a line 210.00 feet westerly from the westerly right-of-way line of Third Street, North 8° 07' 21" West, a distance of 150.00 feet to a 5/8 inch re-bar set with a plastic cap stamped "Geoinnovation OH Firm 03923;"

Thence North 81° 52' 39" East, through a portion of Lots 420 and 419, a distance of 60.89 feet to a 5/8 inch re-bar set with a plastic cap stamped "Geoinnovation OH Firm 03923;"

Thence North 8° 07' 21" West, continuing through Lot 419, a distance of 10.29 feet to a 5/8 inch re-bar, with a plastic cap stamped "Geoinnovation OH Firm 03923," set in the line of a conservation easement as described in Instrument No. 201006240079328;

Thence with the line of said conservation easement, North 81° 50' 05" East, a distance of 3.73 feet to a 5/8 inch re-bar set, with a plastic cap stamped "Geoinnovation OH Firm 03923;"

Thence continuing with the line of said conservation easement, North 8° 08' 58" West, a distance of 36.64 feet to a mag-nail set 2.00 feet southerly from the southwest corner of the right-of-way line of Damian Place (variable width, as dedicated in Official Record 16955 F06 and City of Columbus Ordinance 2294-90);

Thence, with a line through vacated Walnut Street, North 81° 52' 38" East, a distance of 145.40 feet, to a mag-nail set in the sidewalk at a point in the westerly right-of-way line of Third Street (82.50 feet in width) two feet southerly from the intersection of the westerly right-of-way line of Third Street with the southerly right-of-way line of Damian Place;

Thence with the westerly right-of-way line of Third Street, South 8° 07' 21" East, a distance of 196.73 feet to the place of beginning, containing 0.880 acres, more or less.

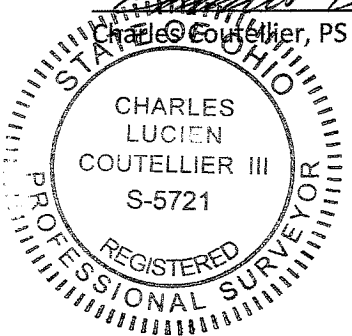
The Basis of Bearing for this survey is the bearing of the center line of Right-of-Way of Third Street as North 8° 07' 21" West as referenced to the Ohio State Plane Coordinate System – South Zone, NAD 1983(2011), Epoch 2010.00.

This description prepared by Geoinnovation, P.C., under the direction of Charles Coutellier, P.S. from an actual survey conducted on or about September 22, 2016.

G-33-A
Split
0.880 acre
out of
(010)
211623

Charles Coutellier 11/16/2016
Charles Coutellier, PS 5721

11/15/2016



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