

**TRACT 1**  
**0.136 ACRES (5,933 S.F.)**

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 6, Township 5, Range 22, Refugee Lands, being part of a 0.647 acre tract conveyed to Royal Tallow Holdings, Ltd as described in Instrument Number 201106270079568, and part of Lot Numbers 7 and 8 Of Harrison Park, as dedicated in Plat Book 108, Page 56, all references being those of record in the Franklin County, Ohio Recorder's Office and being more particularly described as follows:

Commencing at a found 1" rebar at the intersection of the centerline of Second Avenue (60') and Harrison Park Place (60');

thence southerly, along the centerline of Harrison Park Place, South 02° 43' 27" West, 296.24 feet;

thence westerly, leaving the centerline of Harrison Park Place, North 87° 16' 33" West, 30.00 feet to an iron pin set in the westerly right-of-way line of Harrison Park Place, the east line said 0.647 acre tract and of said Lot 7, and being the **TRUE POINT OF BEGINNING** of the parcel herein described;

thence southerly, along said westerly right-of-way line, the east line of said 0.647 acre tract and the east line of said Lots 7 and 8, South 02° 43' 27" West, 70.81 feet to an iron pin set at the southeast corner of said 0.647 acre tract, and the northeast corner of a 0.097 acre tract as conveyed to the City of Columbus, Ohio in Instrument Number 201007120087258;

thence westerly, crossing said Lot 8, along the south line of said 0.647 acre tract and the north line of said 0.097 acre tract, North 87° 16' 33" West, 83.79 feet to an iron pin set in the west line of said Lot 8, at the southwest corner of said 0.647 acre tract, the northwest corner of said 0.097 acre tract, and being in the east line of Reserve "B" of said Harrison Park as conveyed to the City of Columbus, Ohio in Instrument Number 200712310221600;

thence northerly, along the west line of said Lots 8 and 7 and said 0.647 acre tract, the east line of said Reserve "B", and the east line of Reserve "C" of said Harrison Park as conveyed to the City of Columbus, Ohio in Instrument Number 200712310221600, North 02° 43' 27" East, 70.81 feet to an iron pin set;

thence easterly, crossing said Lot 7 and said 0.647 acre tract, South 87° 16' 33" East, 83.79 feet to the **TRUE POINT OF BEGINNING**, containing 0.136 acres (5,933 S.F.) more or less.

Subject to all legal rights-of-way and/or easements, 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 8230" inscribed on top.

The bearings are based upon Harrison Park as recorded in Plat Book 108, Page 56, the centerline of West Second Avenue, having a bearing of North 86° 35' 35" West, and all other bearings upon this meridian.

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, E.P. Ferris & Associates, Inc. on May 20, 2014.



A handwritten signature in blue ink, appearing to read "Matthew E. Ferris", written over a horizontal line.

Matthew E. Ferris, P.E., P.S.  
Registered Surveyor No. 8230

5.20.14  
Date

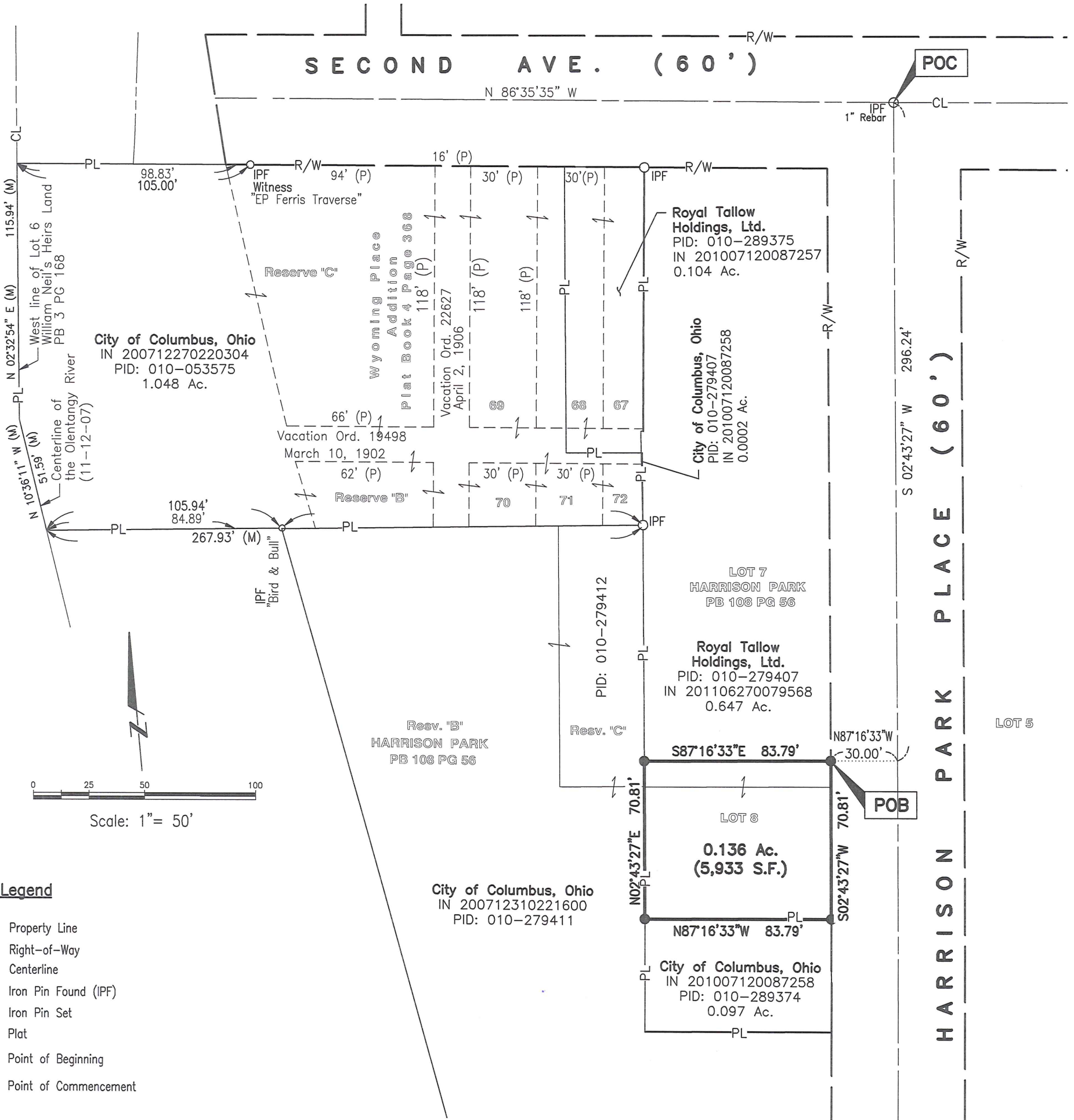
# E. P. FERRIS & ASSOCIATES, INC.

Consulting Civil Engineers and Surveyors  
880 King Avenue, Columbus Ohio, 43212

(PH) 614-299-2999  
(FX) 614-299-2992

## BOUNDARY SURVEY

Situated in the State of Ohio, County of Franklin, and the City of Columbus, Being in Section 6, Township 5, Range 22, Refugee Lands, being part Lot Nos. 7 and 8 of Harrison Park and part of a 0.647 acre tract.



### Legend

- PL Property Line
- R/W Right-of-Way
- CL Centerline
- Iron Pin Found (IPF)
- Iron Pin Set
- (P) Plat
- POB Point of Beginning
- POC Point of Commencement

### Basis of Bearing:

The centerline of W. Second Ave being N 86°35'35" W, as described in PB 108 PG 56.

All Set Iron Pins are 5/8" Rebar, plastic capped with "E.P. FERRIS SURVEYOR 8230" inscribed on top.

All lot dimensions and bearings are according to the recorded deed or plat 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.

**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC

Consulting Civil Engineers and Surveyors

### CONTACT:

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BY: *Matthew E. Ferris* 5.20.14  
Matthew E. Ferris, P.E., P.S. Date  
Registered Surveyor No. 8230

DRWN BY CLP CHK BY MEF DATE 05-20-14