

Situated in the City of Columbus, County of Franklin, State of Ohio, and being a part of Hamilton Township Section 33, Township 4, Range 22, Congress Lands, and being a portion of a parcel of land conveyed to Scioto Downs, Inc., as recorded in Instrument No. 200308080251644 of said County's Records, and being further bounded and described as follows:

Commencing at the southwest corner of a right of way easement conveyed to the Franklin County Commissioners as recorded in O.R. 4523, Page D-07 for relocated Parsons Ave. and on a south line of said Scioto Downs, Inc., said southwest corner witnessed by a capped pin "BIRD & BULL" found N 86° 35' 35" W at 795.50 feet, thence along the west right of way line of said relocated Parsons Ave., N 23° 00' 50" E for a distance of 58.14 feet to a point, said point witnessed by a 5/8 inch rebar found, N 23° 00' 50" E at 271.12 feet, thence N 66° 54' 42" W for a distance of 103.46 feet to a point, thence N 85° 17' 04" W for a distance of 291.70 feet to a point, thence N 5° 39' 43" E for a distance of 219.78 feet to a point, thence N 5° 39' 43" E for a distance of 91.70 feet to a point, thence N 81° 16' 38" W for a distance of 370.82 feet to a point, thence N 18° 14' 59" W for a distance of 347.98 feet to a point, thence S 86° 11' 24" W for a distance of 234.21 feet to a point, thence S 85° 18' 29" W for a distance of 278.98 feet to a point, thence N 84° 49' 39" W for a distance of 297.71 feet to a point, thence N 4° 04' 25" W for a distance of 703.63 feet to a point, said point being the **TRUE POINT OF BEGINNING** of the parcel of land hereinafter described, thence clockwise along the following four (4) courses and distances:

1. Thence N 4° 04' 25" W for a distance of 100.00 feet to a point;
2. Thence N 85° 55' 35" E for a distance of 25.00 feet to a point;
3. Thence S 4° 04' 25" E for a distance of 100.00 feet to a point;
4. Thence S 85° 55' 35" W for a distance of 25.00 feet to the True Point of Beginning and containing 0.0574 acres (2,500 sq.ft.) of land, more or less, and subject to all easements, restrictions and covenants of record as surveyed under the supervision of Steven L. Mullaney, P.S. Number 7900, for Glaus, Pyle, Schomer, Burns & DeHaven, Inc., dba GPD Group, dba GPD Group, in March of 2015.

Basis of Bearing is the west right of way line of Relocated Parsons Ave. being N 23° 00' 50" E as referenced in the easement to the City of Columbus, Ohio as recorded in Instrument No. 201203020029173.

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03/09/15



1.800.955.4731
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GPD GROUP.
Glenn, Pyle, Scherer, Bunn & DeHaven, Inc.



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