

0.958 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, in Half Section 9, Township 5, Range 22, Refugee Lands, being part of an 8.0 acre tract conveyed to City of Columbus, Ohio as recorded in Deed Book 101, Page 433, part of a 6,998 square foot tract conveyed to City of Columbus, Ohio as described in Deed Book 119, Page 241, and part of Spring Street vacated by Ordinance Number 145-33, all references being those of record in the Franklin County, Ohio Recorder's Office and being more particularly described as follows:

Commencing at a 1" solid iron pin found at the original intersection of the southerly right-of-way line of Nationwide Boulevard (60') and the westerly right-of-way line of Hocking Street (50'), and being the northeast corner of a 0.002 acre tract conveyed to City of Columbus, Ohio as described in Instrument Number 201407240095190;

Thence westerly, along the southerly right-of-way line of Nationwide Boulevard, the north line of said 0.002 acre tract, the north line of a 1.630 acre tract conveyed to Lion-DOV as described in Instrument Number 200007260147439, the north line of a 1.801 acre tract conveyed to NWD 500 Nationwide, LLC as described in Instrument Number 201108240105872, and the north line of said vacated Spring Street, South 83° 10' 21" West, 595.50 feet to the **TRUE POINT OF BEGINNING**:

Thence southerly, crossing part of said vacated Spring Street, South 06° 49' 39" East, a distance of 17.68 feet;

Thence southerly, continuing across part of said vacated Spring Street, South 02° 59' 53" West, a distance of 78.08 feet;

Thence southerly, continuing across part of said vacated Spring Street and crossing part of said 8.0 acre tract, South 30° 17' 22" West, a distance of 70.88 feet;

Thence westerly, continuing across part of said 8.0 acre tract, South 51° 17' 29" West, a distance of 56.39 feet;

Thence northerly, along the property line of said 8.0 acre tract and the easterly line of a 1.346 acre tract as conveyed to Municipal Light Plant, LLC in Instrument # 201412290172002, North 22° 27' 01" East, a distance of 64.07 feet;

Thence easterly, across part of said 8.0 acre tract, South 58° 31' 45" East, a distance of 13.95 feet;

Thence continuing across said 8.0 acre tract along the following three (3) courses

1. North 30° 17' 22" East, a distance of 56.71 feet;
2. North 02° 59' 53" East, a distance of 73.14 feet;
3. South 81° 49' 52" West, a distance of 52.07 feet;

Thence northerly, along the property line of said 8.0 acre tract and the easterly line of said 1.346 acre tract, North 06° 49' 39" West, a distance of 17.61 feet;

Thence easterly, along the southerly right-of-way line of Nationwide Boulevard, part of the north property line of said 8.0 acre tract, North 83° 10' 21" East, a distance of 67.06 feet to the **TRUE POINT OF BEGINNING**, containing 0.958 acres (41,730 s.f.) more or less.

Subject to all legal rights-of-way and/or easements, if any of previous record.

The bearings are based upon the north line of Nationwide Boulevard as described in Instrument Number 201108240105872, bearing South 83° 10' 21" West, and all other bearings upon this meridian.

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8342, E.P. Ferris & Associates, Inc. on December 7, 2018.



Matthew Lee Sloat
Matthew Lee Sloat, P.E., P.S.
Registered Surveyor No. 8342

12/7/18
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

PERMANENT EASEMENT

Situated in the State of Ohio, County of Franklin, and the City of Columbus, Being in Half Section 9, Township 5, Range 22, Refugee Lands, being part of an 8.0 acre tract conveyed to City of Columbus in Deed Book 101, Page 433

LEAD-IN TABLE		
LINE	BEARING	LENGTH
1	S83°10'21"W	595.50'

LINE TABLE		
LINE	BEARING	LENGTH
1	S05°49'39"E	17.68'
2	S02°59'53"W	78.08'
3	S30°17'22"W	70.88'
4	S51°17'29"W	56.39'
5	N22°27'01"E	64.07'
6	S56°31'45"E	13.95'
7	N30°17'22"E	56.71'
8	N02°59'53"E	73.14'
9	S81°49'52"W	52.07'
10	N05°49'39"W	17.81'
11	N63°10'21"E	67.05'

Legend

- PL Property Line
- R/W Right-of-Way
- POB Point of Beginning
- POC Point of Commencement

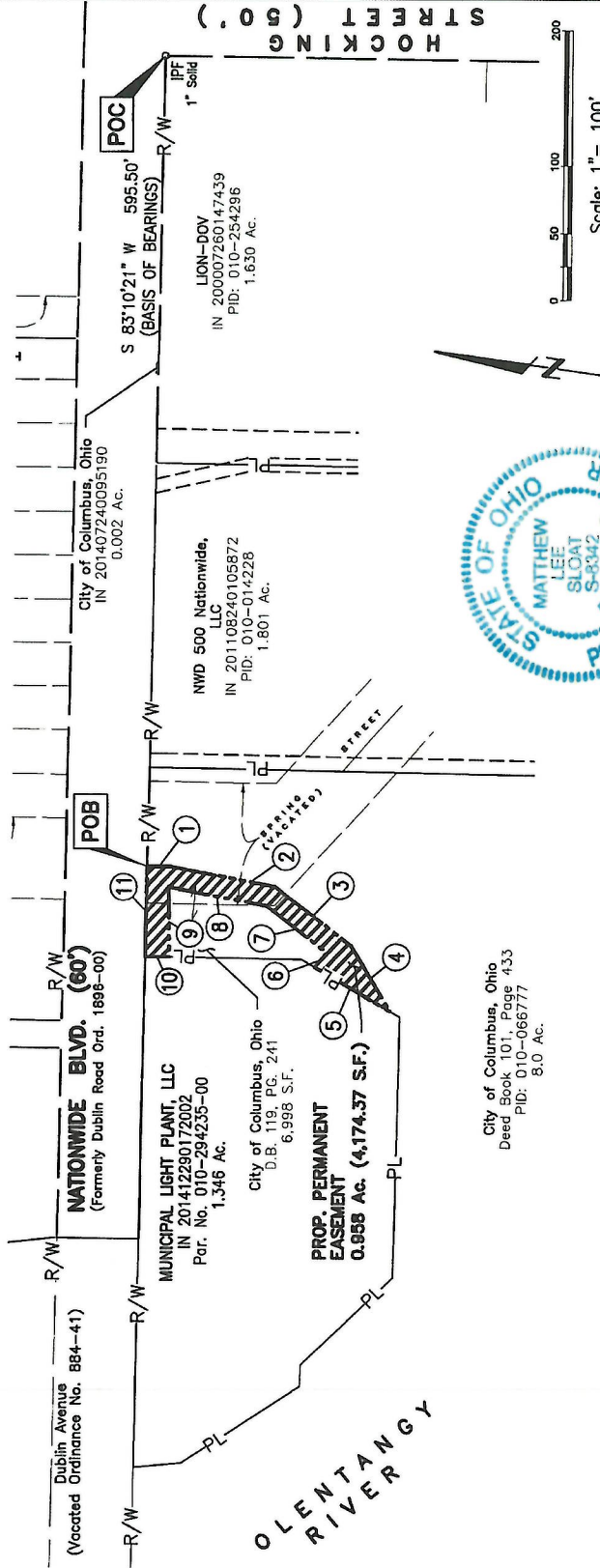
E. P. FERRIS
AND
ASSOCIATES
INC.

Consulting Civil Engineers and Surveyors

CONTACT:

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EP.FERRIS.com

Basis of Bearings:
Bearings are based upon the North line of Nationwide Boulevard as described in instrument Number 201108240105872, bearing South 85° 10' 21" West, and all other bearings upon this meridian.
All lot dimensions and bearings are according to the recorded deed or plat unless otherwise noted.



BY: *Matthew L. Sloat* 12/17/18
Matthew L. Sloat, P.E., P.S.
Registered Surveyor No. 8342
Date

DRWN BY: CDM CHK BY: MEF DATE 12-17-18

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