

JUL 11 2023

By ADP Date 07/11/2023

DESCRIPTION OF 1.463 ACRES

Franklin County Engineer  
Cornell R. Robertson, P.E., P.S.

Situated in the State of Ohio, County of Franklin, Township of Madison, being located in the Northwest Quarter on Section 15, Township 11, Range 21, Congress Lands East of the Scioto River, and being part of that 1.712 acre tract described in deeds to Paul D. Adkins, of record in Instrument Number 202111080203796 and Instrument Number 202111080203737, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows;

**BEGINNING** at a point on the existing west right-of-way line for Ebright Road, said point being the southwest corner of that Highway Easement described as Parcel 48 in a deed to State of Ohio, of record in Deed Book 2370, Page 469, being the northwest corner of that Highway Easement described as Parcel 44 in a deed to State of Ohio, of record in Deed Book 2370, Page 547, being on the existing corporation line for City of Columbus, being on the south line of said 1.712 acre tract, and being on the north line of that 16.237 acre tract described in a deed to Ebright Road Parent LLC, of record in Instrument Number 202304060032720;

Thence **North 85 degrees 44 minutes 46 seconds West**, with the existing corporation line for City of Columbus, with the south line of said 1.712 acre tract and with the north line of said 16.237 acre tract, a distance of **346.15 feet** to the southwest corner of said 1.712 acre tract, being a northeast corner of said 16.237 acre tract;

Thence **North 04 degrees 23 minutes 04 seconds East**, with the existing corporation line for City of Columbus, with the west line of said 1.712 acre tract and with an east line of said 16.237 acre tract, a distance of **185.94 feet** to the northwest corner of said 1.712 acre tract, being a northeast corner of said 16.237 acre tract, and being on the south line of that 4.954 acre tract described in a deed to William L. Lutz and Angela G. Lutz, of record in Instrument Number 201301090004938;

Thence **South 86 degrees 00 minutes 56 seconds East**, with the north line of said 1.712 acre tract and with the south line of said 4.954 acre tract, a distance of **336.51 feet** to a point on the existing west right-of-way line for Ebright Road, said point being the northwest corner of said Parcel 48, being the southwest corner of that Highway Easement described as Parcel 47 in a deed to State of Ohio, of record in Deed Book 2370, Page 101, and being on the existing corporation line for City of Columbus;

Thence **South 03 degrees 22 minutes 40 seconds West**, with the existing corporation line for City of Columbus, with the existing west right-of-way line for said Ebright Road, with the west line of said Parcel 48 and through said 1.712 acre tract, a distance of **1.26 feet** to a point;


Thence **South 01 degree 25 minutes 36 second West**, continuing with the existing corporation line for City of Columbus, continuing with the existing west right-of-way line for Ebright Road, continuing with the west line of said Parcel 48 and continuing through said 1.712 acre tract, a distance of **186.48 feet** to the **POINT OF BEGINNING** for this description.

The above description contains **1.463 acres** within Franklin County Auditor's Parcel Number 180-000859.

Bearings described hereon are based on North 49 degrees 26 minutes 29 seconds West for the centerline of right of way for U.S. Route 33, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

The above description was prepared by Michael J. Ward, Registered Professional Surveyor Number 8808, and is based on an actual field survey of the premises performed by American Structurepoint, Inc., and is true and correct to the best of knowledge and belief.

American Structurepoint, Inc.

  
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Michael J. Ward  
Registered Professional Surveyor No. 8808



7/10/23  
Date