

LEGAL DESCRIPTION
ANNEXATION AN13-001
8.467 ± Acres in Jefferson Township
Eastglen Exchange, LLC

Situated in the State of Ohio, County of Franklin, Township of Jefferson and being a part of Lot 18 of the Subdivision of Quarter Township 3, Township 1, Range 16, United States Military Lands and being that land conveyed to The Eastglen Exchange, LLC by Instrument Number 201210300164477, Franklin County Recorder's records, being part of Franklin County Auditor's Parcels 170-000181-00 and 170-000829-00, consisting of 8.467 acres more or less, more particularly described as follows:

Commencing for reference at a 1" X 1" square bolt found marking the southeasterly corner of the "Villas at Broadmere Condominium" as recorded in Condo Plat Book 109, Page 31, Franklin County Records on the northerly line of Lot 66 of "Brook Farm", as recorded in Plat Book 59, Page 69;

Thence westerly, North 86 degrees 01 minutes 30 seconds West a distance of 523.23 feet, along the southerly line of said "Villas at Broadmere Condominium", being the northerly line of said "Brook Farm" and the northerly line of "Brook Farm Section 2" as recorded in Plat Book 60, Page 28 to the southwesterly corner of said "Villas at Broadmere Condominium", ¾" I pipe found 0.59' North, said point being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence westerly, North 86 degrees 01 minutes 30 seconds West a distance of 419.20 feet, along the northerly line of Lots 128 thru 122 of said "Brook Farm Section 2" also being the northerly corporation line of the City of Reynoldsburg Ordinance #47-73 Rec. in M.R. 159, Pg. 393, to a ¾" Capped Iron Pipe found at the southeasterly corner of a 1.380 acre parcel conveyed to Eastglen Land, LLC by Instrument Number 201207160101175;

Thence northerly, North 03 degrees 55 minutes 37 seconds East a distance of 839.08 feet, along the easterly line of said Eastglen Land, LLC parcel and along the easterly line of a 1.020 acre parcel conveyed to Reynoldsburg Properties, LLC by Instrument Number 201207160101169, also being an existing easterly corporation line of the City of Columbus as established by ordinance 781-57, Rec. in M.R. 108, Pg. 613, and along RW drop Recorded in O.R. 32343 J08, to the Southerly RW line of East Broad Street;

Thence easterly North 81 degrees 46 minutes 48 seconds East a distance of 424.59 feet, along said Southerly RW line of East Broad Street being the Southerly line of said City of Columbus Corporation, to the Easterly line of said Eastglen Exchange, LLC also being the Westerly line of RW drop recorded in 200102090027118;

Thence southerly, South 03 degrees 40 minutes 22 seconds West a distance of 928.78 feet, along the easterly line of said Eastglen Exchange, LLC parcel, also along the RW drop recorded in 200102090027118 and also being the westerly line of a 0.501 acre parcel conveyed to Eastglen Exchange, LLC by Instrument Number 201212170193615 and the westerly line of said "Villas at Broadmere Condominium", said line also being an existing westerly line of said City of Columbus Corporation, to the POINT OF BEGINNING and containing 8.467 acres more or less. Subject, however to all highways, easements and restrictions of record, if any.

This description was written on December 31, 2012 by Jon D. Bruner P.S. #7098 of the Mannik & Smith Group, Inc. from a survey of the premises.

Bearing used herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96) Said bearings originated from a field traverse which was tied to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of East Broad Street, having a bearing of North 81 degrees 46 minutes 48 seconds East and monumented as described herein, is designated the "basis of bearing" for this plat.