

DESCRIPTION OF 1.801 ACRES
North side of Spring Street (State Route 33)
East of Interstate 670

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 9, Township 5, Range 22 of the Refugee Lands, being all of the 1.801 acre tract conveyed to Columbus Gaming Ventures, Inc. of record in Instrument Number 201001150005843, part of the portion of Spring Street vacated by Ordinance Number 145-33, and part of Lot "E" as shown on "W.A. Neil's Penitentiary Farm" of record in Plat Book 5, Page 44, and described as follows:

Beginning at a 1/2 inch iron pipe found at the northwesterly corner of said 1.801 acre tract, the northwesterly corner of said Lot "E", the northeasterly corner of that tract conveyed to City of Columbus, Ohio, Municipal Light and Power Plant by deed of record in Deed Book 101, Page 433 (known as Auditor's Parcel Number 010-066777), and in the southerly right-of-way line of Nationwide Boulevard (60 foot wide and formerly Dublin Road, changed by Ordinance Number 1986-00);

thence North 83° 10' 21" East, with the northerly line of said 1.801 acre tract, the northerly line of said Lot "E", and said southerly right-of-way line, a distance of 222.36 feet, to a 5/8 inch iron rebar found at the northeasterly corner of said 1.801 acre tract and the northwesterly corner of the 1.630 acre tract conveyed to Lion-Dov of record in Instrument Number 200007260147439;

thence South 06° 48' 06" East, with the easterly of said 1.801 acre, the westerly line of said 1.630 acre tract, the westerly line of the 1.179 acre tract conveyed to Spring Street Ventures, LLC of record in Instrument Number 200307250231485, a distance of 372.55 feet, to an iron pin set at a southeasterly corner of said 1.801 acre tract, the southwest corner of said 1.179 acre tract, and in the northerly right-of-way line of Spring Street;

thence with the southerly line of said 1.801 acre tract and said northerly right-of-way line, with the arc of a curve to the left, having a central angle of 03° 58' 32", a radius of 3248.47 feet, an arc length of 225.40 feet, a chord bearing and distance of North 87° 26' 56" West, 225.35 feet, to a point at the southwest corner of said 1.801 acre tract and a southeasterly corner of said City of Columbus, Ohio, Municipal Light and Power Plant tract, referencing a 1 inch solid iron pin found 3.01 feet South and 0.26 feet West;

thence North 06° 48' 09" West, with the westerly line of said 1.801 acre tract, the easterly line of said City of Columbus, Ohio, Municipal Light and Power Plant tract, and partly with the westerly line of said Lot "E", a distance of 335.83 feet, to the Point of Beginning, containing 1.801 acres, more or less.

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

The bearings shown hereon are based on the same meridian as the survey dated December 17, 2009 by Matthew E. Ferris, Professional Surveyor Number 8230. A portion of the centerline of Nationwide Boulevard (60 foot wide and formerly Dublin Road, changed by Ordinance Number 1986-00), having a bearing of South 83° 10' 21" West, is designated the "basis of bearing" for this survey.

All references are to the records of the Recorder's Office, Franklin County, Ohio.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

8/22/11

Edward J. Miller
Professional Surveyor No. 8250

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KJM
08-23-2011