

Description of a 0.042 Acre Tract

Situated in the State of Ohio, County of Delaware, City of Columbus, being part of Farm Lot 17, Quarter Township 4, Township 3, Range 18, United States Military Lands, being 0.042 acres out of Farm Lot 17, being 0.042 acres out of a 0.252 acre tract of land described in a deed to the City of Columbus of record in Official Record Volume 529, Page 538, and being more particularly described as follows:

COMMENCING at the northwest corner of Farm Lot 17 and being at the northwest corner of a 7.778 acre tract of land described in a deed to NP/FG, LLC of record in Official Record Volume 1330, Page 1714;

Thence South 86°44'26" East, a distance of 669.08 feet with the north line of said Farm Lot 17 and with the north line of said 7.778 acre tract, to a 5/8" iron pin found with a CT Consultants cap at the northeast corner of said 7.778 acre tract;

Thence South 03°15'34" West, a distance of 439.61 feet with the east line of said 7.778 acre tract, to a 5/8" iron pin found with a Floyd Browne Group cap at the northwest corner of said 0.252 acre tract and being at the **TRUE POINT OF BEGINNING** of the tract to be described;

Thence South 82°43'19" East, a distance of 27.92 feet with the north line of said 0.252 acre tract, to a 5/8" iron pin found with a Floyd Browne Group cap at the northeast corner of said 0.252 acre tract;

Thence South 02°55'09" West, a distance of 64.46 feet with the east line of said 0.252 acre tract, to an iron pin set;

Thence North 87°04'17" West, a distance of 28.23 feet crossing said 0.252 acre tract, to a 5/8" iron pin found with a CT Consultants cap at the southeast corner of said 7.778 acre tract;

Thence North 03°15'34" East, a distance of 66.57 feet with the east line of said 7.778 acre tract and with the west line of said 0.252 acre tract, to the **TRUE POINT OF BEGINNING** containing 0.042 acres of land, more or less.

Basis of Bearings: Bearings are based on data acquired by GPS observations as per NAD 83 (1995)-Ohio State Plane Coordinate System-North Zone from the Delaware County Geodetic Control Monumentation.

The above description is based on and referenced to an exhibit titled "Plat of Survey of a 0.042 Acre Tract" prepared by CT Consultants, attached hereto and made a part hereof. All references are to the records of the Recorder's Office, Delaware County, Ohio.

All iron pins set are 5/8" solid iron pins 30" in length with a yellow plastic cap stamped "CT Consultants".

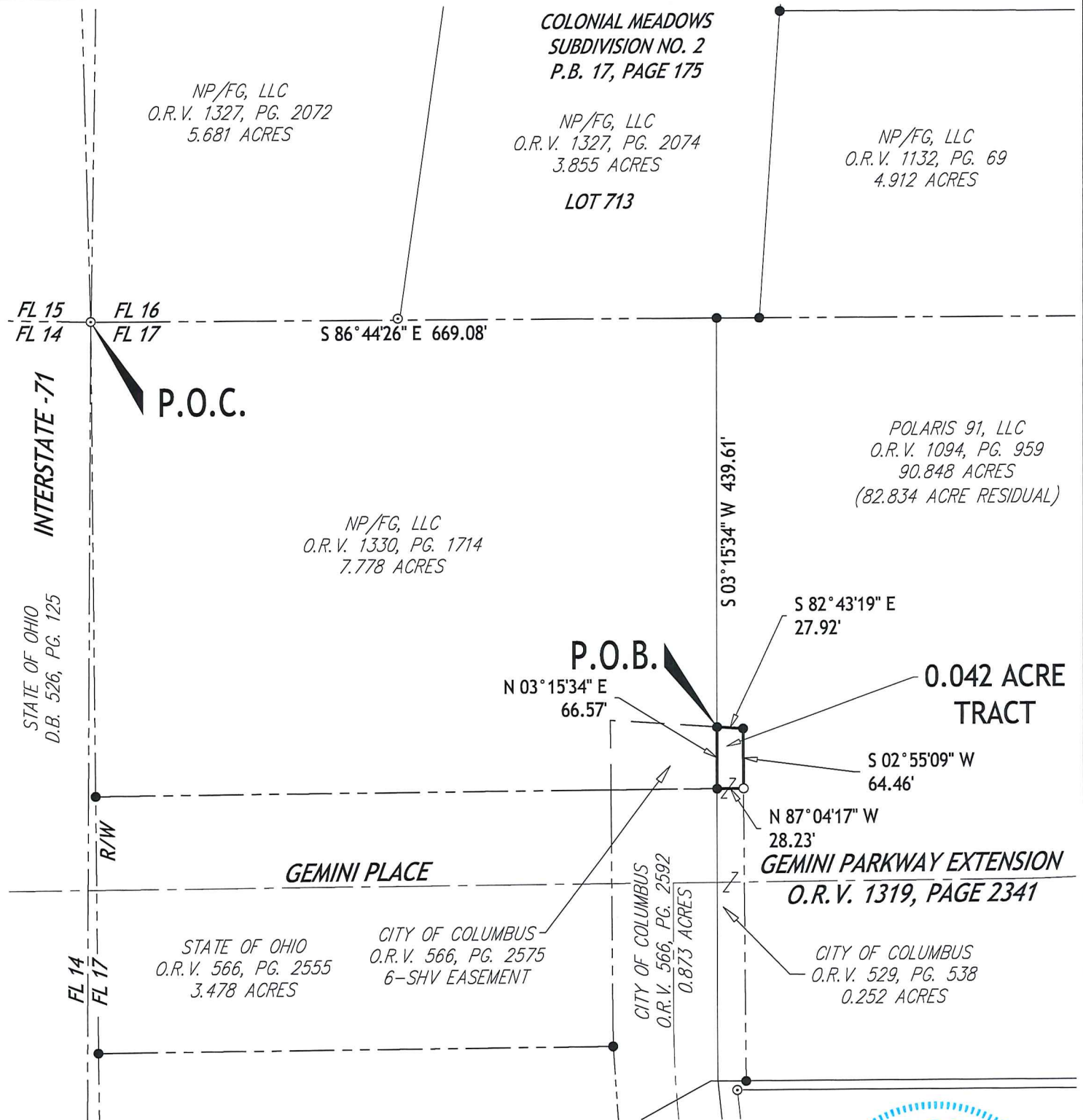
DESCRIPTION FOR CLOSING ONLY
 RPC Approval Required
 Municipal Approval Required
 Delaware County Engineer
 10-26-15

Darrell B. Plummer 10/21/2015
 Darrell B. Plummer, P.S. Date
 Professional Surveyor No. 7595



PLAT OF SURVEY OF A
0.042 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF COLUMBUS,
 BEING PART OF FARM LOT 17, QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 18,
 UNITED STATES MILITARY LANDS.



NOTE

ALL IRON PINS SET ARE 5/8" SOLID IRON PINS 30" IN LENGTH WITH A YELLOW PLASTIC CAP STAMPED "CT CONSULTANTS."

NOTE

ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

BASIS OF BEARINGS

BEARINGS ARE BASED ON DATA ACQUIRED BY GPS OBSERVATIONS AS PER NAD 83 (1995)-OHIO STATE PLANE COORDINATE SYSTEM-NORTH ZONE FROM THE DELAWARE COUNTY GEODETIC CONTROL MONUMENTATION.

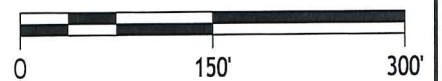
I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

ACREAGE BREAKDOWN

0.042 ACRES OUT OF FARM LOT 17.
 0.042 ACRES OUT OF 0.252 ACRE TRACT.

LEGEND

- IRON PIN FND ●
- IRON PIPE FND ○
- MAG NAIL FND ●
- IRON PIN SET ○
- MAG NAIL SET ⚡



SCALE: 1" = 150'

Darrell B. Plummer
 DARRELL B. PLUMMER, P.S.
 PROFESSIONAL SURVEYOR NO. 7595

10/21/2015
 DATE

PAGE 2 OF 2
 DRAWN BY: DBP
 CHECKED BY: KAS

FILE NO. 13356

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