

TRACT 1
0.137 ACRES (5,961 S.F.)

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 6, Township 5, Range 22, Refugee Lands, being all of Lot 72, part of Lot 68 and Lot 71 and part of alleys vacated by City of Columbus Ordinance Number 22627 of April 2, 1906 and Ordinance Number 19498 of March 10, 1902 all part of Wyoming Place Addition, Plat Book 4, Page 368, and being part of Reserve "B" and "Reserve "C" as dedicated in Harrison Park, Plat Book 108, page 56 as conveyed to the City of Columbus, Ohio in Instrument Number 200712310221600, and being all of a 0.0002 acre tract as conveyed to the City of Columbus, Ohio in Instrument Number 201007120087258, and being part of a 1.048 acre tract conveyed to the City of Columbus, Ohio as described in Instrument Number 200712270220304, all references being those of record in the Franklin County, Ohio Recorder's Office and being more particularly described as follows:

Commencing at a found 1" rebar at the intersection of the centerline of Second Avenue (60') and Harrison Park Place (60');

thence westerly, along the centerline of Second Avenue, North 86° 35' 35" West, 147.65 feet;

thence southerly, leaving the centerline of Second Avenue, South 03° 24' 25" West, 30.00 feet to an iron pin set in the southerly right-of-way line of Second Avenue, in the north line of said Lot 68, at the northwest corner of a 0.104 acre tract as conveyed to Royal Tallow Holdings, Ltd. in Instrument Number 201007120087257 and the northeast corner of said 1.048 acre tract and being the **TRUE POINT OF BEGINNING** of the parcel herein described;

thence southerly, across said Lot 68 and part of a vacated alley, along the east line of said 1.048 acre tract and the west line of said 0.104 acre tract, South 02° 43' 27" West, 129.20 feet to an iron pin set at the southwest corner of said 0.104 acre tract;

thence easterly, across part of a vacated alley, along the east line of said 1.048 acre tract, the south line of said 0.104 acre tract, the west line of a 0.647 acre tract as conveyed to Royal Tallow Holdings, Ltd. in Instrument Number 201106270079568 and the north line of said 0.0002 acre tract, South 87° 16' 33" East, 34.21 feet to an iron pin set at the northeast corner of said 0.0002 acre tract and in the west line of said 0.647 acre tract;

thence southerly, along the east line of said 0.0002 acre tract and the west line of said 0.647 acre tract, South 02° 43' 27" West, 32.68 feet to an iron pin found

at the south corner of said 0.0002 acre tract and in the east line of said Reserve "C";

thence southerly, along the east line of said Reserve "C" and the west line of said 0.647 acre tract, South 02° 43' 34" West, 106.13 feet to an iron pin set;

thence westerly, crossing said Reserve "C" and crossing part of said Reserve "B", North 87° 16' 33" West, 38.73 feet to an iron pin set;

thence northerly, continuing across said Reserve "B", said Lots 71 and 68, and a vacated alley, and crossing said 1.048 acre tract, North 02° 43' 27" East, 268.06 feet to an iron pin set in the north line of said Lot 68 and said 1.048 acre tract and the southerly right-of-way line of Second Avenue;

thence easterly, along the north line of said Lot 68 and said 1.048 acre tract and said southerly right-of-way line, South 86° 35' 35" East, 4.53 feet to the **TRUE POINT OF BEGINNING**, containing 0.137 acres (5,961 S.F.) more or less of which 0.042 acres are in Franklin County Auditor's Permanent Parcel Number 010-053575, 0.094 acres are in Franklin County Auditor's Permanent Parcel Number 010-279412 and 0.0002 acres are in Franklin County Auditor's Permanent Parcel Number 010-279407.

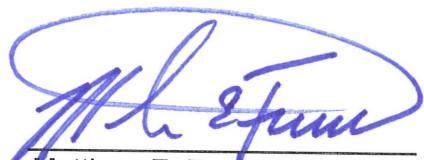
Subject to all legal rights-of-way and/or easements, if any of previous record.

All iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8230" inscribed on top.

The bearings are based upon Harrison Park as recorded in Plat Book 108, Page 56, the centerline of West Second Avenue, having a bearing of North 86° 35' 35" West, and all other bearings upon this meridian.

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, E.P. Ferris & Associates, Inc. on May 20, 2014.




Matthew E. Ferris, P.E., P.S.
Registered Surveyor No. 8230

5.20.14
Date

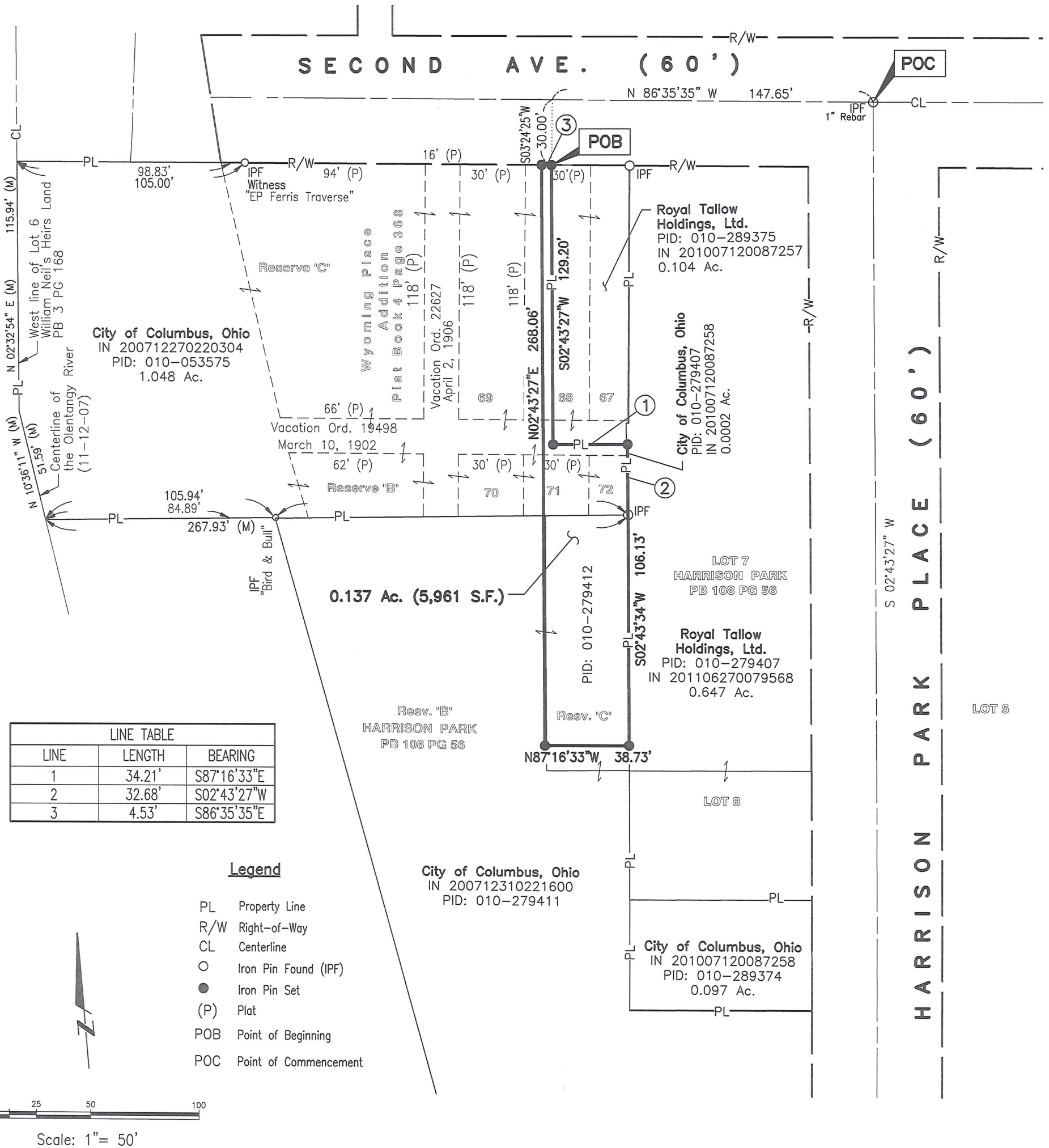
E. P. FERRIS & ASSOCIATES, INC.

Consulting Civil Engineers and Surveyors
880 King Avenue, Columbus Ohio, 43212

(PH) 614-299-2999
(FX) 614-299-2992

BOUNDARY SURVEY

Situated in the State of Ohio, County of Franklin, and the City of Columbus, Being in Section 6, Township 5, Range 22, Refugee Lands, being part of a 1.048 acre tract, part of Reserve "B" and Reserve "C", and all of a 0.0002 acre tract



Basis of Bearing:

The centerline of W. Second Ave being N 86°35'35" W, as described in PB 108 PG 56.

All Set Iron Pins are 5/8" Rebar, plastic capped with "E.P. FERRIS SURVEYOR 8230" inscribed on top.

All lot dimensions and bearings are according to the recorded deed or plat unless otherwise noted.

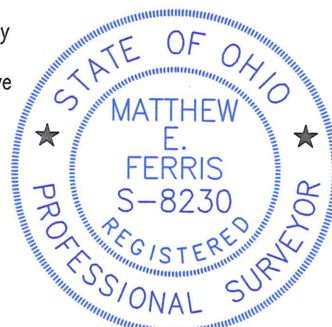
We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.

E. P. FERRIS
AND
ASSOCIATES
INC

Consulting Civil Engineers and Surveyors

CONTACT:

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BY: *Matthew E. Ferris* 5-20-14
Matthew E. Ferris, P.E., P.S.
Registered Surveyor No. 8230 Date

DRWN BY CLP CHK BY MEF DATE 05-20-14