LPA RX 851 WD   Rev. 01/21

Ver. Date   04/05/2021   PID   110376

<div align="center">

PARCEL   11-WD2
FRA-161-12.83
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, OHIO, A MUNICIPAL CORPORATION
</div>

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

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[Surveyor's description of the premises follows]
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Situated in the State of Ohio, County of Franklin, City of Columbus, lying in southeast Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, part of Lot 2 of the Scioto Land Company Partition as recorded in Deed Book A, Page 194 (destroyed by fire) and re-recorded in Deed Book A, Page 21, and being part of a 8.805 acre tract conveyed to Granville Manor Properties Company, an Ohio limited partnership (hereinafter referred to as "Grantor") by deed of record in Deed Book 3280, Page 162 (Franklin County Parcel Number 010-143761-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

BEGIN FOR REFERENCE at the centerline right-of-way intersection of East Dublin Granville Road (SR 161), (Station 679+77.56) and Maple Canyon Avenue (Station 50+00.00), being referenced by a found iron pin in concrete at centerline Station 685+80.83, (East Dublin Granville Road (SR 161)), 8.31' feet left, which bears South 85° 26' 09" East a distance of 603.59 feet;

Thence South 03° 38' 29" West a distance of 513.73 feet along centerline of Maple Canyon Avenue (60 feet in width) to a point at centerline Station 44+86.27;

Thence South 86° 21' 31" East a distance of 30.00 feet, leaving the centerline across Maple Canyon Avenue to a point on the southwest corner of a 1.377 acre tract conveyed to Dorsten Enterprises, Inc. by deed of record in Instrument Number 199908260217851 and being on the Grantor's northerly line, 30.00 feet right of centerline station 44+86.27 and the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence South 86° 40' 10" East a distance of 28.07 feet along the line common to the Grantor and said 1.377 acre tract to an iron pin set 58.07 feet right of centerline station 44+86.43;

Thence South 03° 31' 21" West a distance of 3.27 feet leaving the line common to the Grantor and said 1.377 acre tract across the Grantor's tract to an iron pin set, 58.08 feet right of centerline station 44+83.16;

Thence South 34° 57' 12" West a distance of 54.03 feet continuing across the Grantor's tract to an iron pin set on the easterly right-of-way line of Maple Canyon Avenue, 30.00 feet right of centerline station 44+37.00;

Thence North 03° 38' 29" East a distance of 49.27 feet along the easterly right-of-way of Maple Canyon Avenue to the **TRUE POINT OF BEGINNING**, containing 0.017 acres, more or less, being subject to all easements, restrictions, and right-of-way of record.

This description was prepared by Robert J. Sands, Ohio Professional Survey Number 8053, and is based on a survey conducted by DLZ Ohio, Inc. in 2020 under his direct supervision.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 2007 adjustment (NAD83(2007)), with the bearing of Maple Canyon Avenue being North 3° 38' 29" East.

Where described, iron pins set are 5/8 inch rebar, 30 inches long, with yellow caps stamped "DLZ OHIO INC."

All station and offsets referenced in this description are from the right-of-way centerline of Maple Canyon Avenue as described in the plan known as "IMPROVEMENTS OF SR 161/I71" on file with the Ohio Department of Transportation and the City of Columbus.

_____   _____
Robert J. Sands   Date
Professional Surveyor No. 8053