

BON-AIR DRIVE
DESCRIPTION OF 0.331 ACRE
WEST OF COTTAGE STREET
EAST OF LLEWELLYN ROAD
COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 2, Range 17, United States Military District, being part of Bon-Air Drive right of way, as shown and delineated upon the plat "Gould Park No. 3" a subdivision of record in Plat Book 20, Page 20, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pipe set at the intersection of the easterly right of way line of Llewellyn Road (40 feet in width, Ded. by Plat Book 19, Page 31) with the northerly right of way line of Bon-Air Drive (40.00 feet in width, Ded. by Plat Book 20, Page 20) as shown and delineated upon said plat of "Gould Park No. 3" and at the southwesterly corner of Tract 1 as conveyed to Clark Duane Baltzell by deed of record in Official Record Volume 4097, Page I03 and Gloria J. Zaharoff by deed of record in Instrument No. 201607120088603;

Thence South $86^{\circ}00'29''$ East, along said northerly right of way line and the southerly line of said Tract 1, a distance of 360.00 feet to an iron pin set at the intersection of said northerly right of way line with the westerly right of way line of Cottage Street (40.00 feet in width, Ded. by Plat Book 20, Page 20) and at the southeasterly corner of said Tract 1;

Thence South $03^{\circ}59'31''$ West, along an extension of said westerly right of way line, a distance of 40.00 feet to an iron pin set at the intersection of the southerly right of way line of said Bon-Air Drive and the westerly right of way line of said Cottage Street, and at the northeasterly corner of Tract 2 as described in said deed to Clark Duane Baltzell and Gloria J. Zaharoff,

Thence North $86^{\circ}00'29''$ West, along said southerly right of way line and the northerly line of said Tract 2, a distance of 360.00 feet to an iron pin set at the intersection of said southerly right of way line with the easterly right of way line of said Llewellyn Road and at the northwesterly corner of said Tract 2;

Thence North $03^{\circ}59'31''$ East, along an extension of the easterly right of way line of said Llewellyn Road, a distance of 40.00 feet to place of beginning and containing 0.331 acre of land.

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 establishing a bearing of South $86^{\circ}00'29''$ West, for the northerly right of way line of Linwood Drive.

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

This description was prepared by Arcadis Survey, Columbus, Ohio, and is based on an actual field survey of the premises performed in January 2023.

By _____
David L. Chiesa Date 03/07/24
Registered Surveyor No. 7740