

1.964 ACRE TRACT

Situated in the City of Columbus, County of Franklin, State of Ohio; also being a portion of Outerbelt Street (60' right-of-way) and Tishman Avenue (60' right-of-way) as dedicated in Outerbelt East Commerce Park as recorded in Plat Book 46 Page 4; being more particularly described as follows:

Commencing at the southeasterly corner of a 1' Reserve as delineated in said Outerbelt East Commerce Park and conveyed to Franklin County Commissioners in Instrument No. 200804290065135, also being the northeasterly corner of Lot 7 of said Outerbelt East Commerce Park, also being the northwesterly corner of Lot 3 of Columbus Industrial Park as recorded in Plat Book 46 Page 79, said point being along the southerly right-of-way line of Tishman Avenue, said point witnessed by a 1" iron pipe found that bears North 16° 09' 18" West a distance of 0.42' and a 1" iron pipe found that bears South 89° 03' 24" West a distance of 0.90'; thence,

Along the southerly right-of-way line of Tishman Avenue and the southerly line of said 1' Reserve, also being along a portion of a northerly line of said Lot 7, **North 86° 22' 29" West for a distance of** to an iron pin set, said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along the southerly right-of-way line of Tishman Avenue, also being along a portion of a northerly line of said Lot 7, **North 86° 22' 29" West for a distance of 137.56'** to an iron pin set at a point of curvature; thence,

Along the southerly right-of-way line of Tishman Avenue, also being along a northerly line of said Lot 7, following a curve to the left having an **arc length of 153.73'**, a **radius of 370.00'**, a **central angle of 23° 48' 20"**, and a **chord that bears South 81° 43' 21" West for a distance of 152.63'** to an iron pin set at a point of tangency; thence,

Along the southerly right-of-way line of Tishman Avenue, also being along a northerly line of said Lot 7, **South 69° 49' 11" West for a distance of 187.72'** to an iron pin set at a point of curvature; thence,

Along a transitional line between the southerly right-of-way line of Tishman Avenue and the easterly right-of-way line of Outerbelt Street, also being along a northwesterly line of said Lot 7, following a curve to the left having an **arc length of 318.16'**, a **radius of 270.00'**, a **central angle of 067° 30' 54"**, and a **chord that bears South 36° 03' 44" West for a distance of 300.07'** to an iron pin set at a point of tangency; thence,

Along the easterly right-of-way line of Outerbelt Street, also being along a portion of the westerly line of said Lot 7, **South 02° 18' 17" West for a distance of 580.37'** to an iron pin set; thence,

Along a line through the right-of-way of Outerbelt Street, **North 87° 41' 33" West for a distance of 60.00'** to an iron pin set, said point being on the westerly right-of-way line of Outerbelt Street, said point also being the northeasterly corner of a 0.459 acre tract as conveyed to Olymbec Columbus LP as described in Instrument No. 201603090028523 Parcel No. 2 and the southeasterly corner of lands conveyed to Kanwal N. Singh and Lynn W. Singh as described in Instrument No. 200408120188174 Parcel 2, said point also being along an easterly line of Lot 9 of said Outerbelt East Commerce Park; thence,

Along the westerly right-of-way line of Outerbelt Street and along a portion of an easterly line of said Lot 9, **North 02° 18' 17" East for a distance of 580.36'** to an iron pin set at a point of curvature; thence,

Along a transitional line between the westerly right-of-way line of Outerbelt Street and the northerly right-of-way line of Tishman Avenue, also being along an easterly line of said Lot 9 and then along an easterly line of Lot 8 of said Outerbelt East Commerce Park, following a curve to the right having an **arc length of 388.86'**, a **radius of 330.00'**, a

central angle of 067° 30' 53", and a chord that bears North 36° 03' 44" East for a distance of 366.75' to an iron pin set at a point of tangency; thence,

Along the northerly right-of-way line of Tishman Avenue and a southerly line of said Lot 8, **North 69° 49' 11" East for a distance of 187.72'** to an iron pin set at a point of curvature; thence,

Along the northerly right-of-way line of Tishman Avenue and a southerly line of said Lot 8, following a curve to the right having an **arc length of 178.66', a radius of 430.00', a central angle of 023° 48' 20", and a chord that bears North 81° 43' 21" East for a distance of 177.38'** to an iron pin set at a point of tangency; thence,

Along the northerly right-of-way line of Tishman Avenue and a portion of a southerly line of said Lot 8, **South 86° 22' 29" East for a distance of 137.84'** to an iron pin set; thence,

Along a line through Tishman Avenue, **South 03° 53' 35" West for a distance of 60.00'** to the point of beginning, containing 1.964 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in October and November, 2021.

Basis of bearings for the herein-described courses is the State Plane Coordinate System, Ohio South Zone (NAD83-2011), with a portion of the centerline of Outerbelt Street being North 02° 18' 17" East, based on a GPS survey utilizing CORS Station "COLB".

Iron pins set are 5/8" rebar, 30" in length, with plastic identifier caps stamped "THE KLEINGERS GROUP".

Subject to any easements, restrictions, covenants, ordinances or agreements of record.




Michael L. Keller
Professional Surveyor, Ohio License No. 7978


Date

