

PARCEL 6-WD1
MCKINLEY AVENUE/SOUDER AVENUE
0.135 ACRE

Being a parcel of land lying on the left side of the centerline of right-of-way of McKinley Avenue as shown on a centerline survey plat set made in 2020 for The City of Columbus, Ohio titled "McKINLEY AVENUE/SOUDER AVENUE" as recorded in Plat Book _____, Page _____ of the records of Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Survey Number 1393 of the Virginia Military District, and being out of the 2.288 acre tract conveyed to OBM HQ, LLC by deed of record in Instrument Number 201902070015372, (all references are to the records of the Recorder's Office, Franklin County, Ohio, unless stated otherwise) and being more particularly described as follows:

Beginning, for reference, at an iron pin set at the southwesterly corner of Lot 92 of the subdivision entitled "Caputo's Addition No. 2" of record in Plat Book 10, Page 320, in a westerly line of the 1.055 acre tract conveyed to CHI FRANKLINTON, LP by deed of record in Instrument Number 201902210020129, the southeasterly corner of Hartford Avenue (sold by City of Columbus Ordinance Number 2164-91), and at the intersection of the easterly right-of-way line of Hartford Avenue (50 foot right-of-way width) with the northerly right-of-way line of John Street (50 foot right-of-way width) as shown in Plat Book 10, Page 320, located 26.50 feet left of the proposed centerline of right-of-way of John Street station 10+12.06;

Thence North 04° 00' 57" East, with the westerly line of said Lot 92, with the easterly line of said vacated Hartford Avenue, with the line common to said 2.228 and 1.055 acre tracts, a distance of 5.00 feet to an iron pin set at the northwesterly corner of said 1.055 acre tract, located 31.50 feet left of the proposed centerline of right-of-way of John Street station 10+12.06;

Thence with the northerly line of said 1.055 acre tract, the following courses and distances:

South 85° 58' 19" East, across said Lot 92 and Lot 91 of said "Caputo's Addition No. 2," a distance of 38.07 feet to an iron pin set at a point of curvature, located 31.48 feet left of the proposed centerline of right-of-way of John Street station 10+50.65;

Across said Lot 91, with the arc of a curve to the left, having a central angle of 13° 24' 09", a radius of 120.00 feet, an arc length of 28.07 feet, a chord bearing of North 87° 19' 37" East and chord distance of 28.01 feet to an iron pin set at a point of tangency, located 32.02 feet left of the proposed centerline of right-of-way of John Street station 10+83.82;

North 80° 37' 32" East, across said Lot 91 and Lot 90 of said "Caputo's Addition No. 2," a distance of 2.02 feet to an iron pin set at a point of curvature, located 32.09 feet left of the proposed centerline of right-of-way of John Street station 10+85.42;

Across said Lot 90, across that Alley dedicated in said "Caputo Addition No. 2," and vacated by Ordinance Number 1442-63, with the arc of a curve to the right, having a central angle of 13° 24' 09", a radius of 230.00 feet, an arc length of 53.80 feet, a chord bearing of North 87° 19' 37" East and chord distance of 53.68 feet to an iron pin set at a point of tangency, located 29.81 feet left of the proposed centerline of right-of-way of John Street station 11+35.74;

South 85° 58' 19" East, a distance of 46.72 feet to an iron pin set at a northeasterly corner of said 1.055 acre tract, located 29.50 feet left of the proposed centerline of right-of-way of John Street station 11+80.91, being the TRUE POINT OF BEGINNING;

Thence South 85° 58' 19" East, across said 2.228 acre tract, a distance of 97.14 feet to an iron pin set in the westerly right-of-way line of N. Souder Avenue (width varies), in the westerly line of that 0.685 acre tract conveyed as Parcel 22WV to the City of Columbus by deed of record in Official Record 34804B09, located 29.50 feet left of the proposed centerline of right-of-way of John Street station 12+78.05;

**PARCEL 6-WD1
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-2-

Thence with said westerly right-of-way line, with the westerly line of said 0.685 acre tract, the following courses and distances:

South 17° 31' 46" West, a distance of 19.03 feet to a magnetic nail found, located 11.00 feet left of the proposed centerline of right-of-way of John Street station 12+73.60;

South 10° 26' 05" East, a distance of 54.62 feet to a magnetic nail found, located 41.89 feet right of the proposed centerline of right-of-way of John Street station 12+87.25; and

South 02° 33' 06" East, a distance of 58.55 feet to an iron pin set in the easterly line of that 0.677 acre tract conveyed as Parcel 1 to GFS Chemicals, Inc. by deed of record in Official Record 27612H07, located 100.06 feet right of the proposed centerline of right-of-way of John Street station 12+93.96;

Thence North 13° 56' 27" West, with the easterly lines of said 0.677 acre tract and that 0.0389 acre tract conveyed to GFS Chemicals, Inc. by deed of record in Official Record 27612H07, a distance of 78.38 feet to a magnetic nail found at the northeasterly corner of said 0.0389 acre tract, located 25.50 feet right of the proposed centerline of right-of-way of John Street station 12+69.77;

Thence North 85° 58' 19" West, with the northerly line of said 0.0389 acre tract, a distance of 88.86 feet to an iron pin set at a southeasterly corner of said 1.055 acre tract, located 25.50 feet right of the proposed centerline of right-of-way of John Street station 11+80.91;

Thence North 04° 01' 41" East, with an easterly line of said 1.055 acre tract, a distance of 55.00 feet to the TRUE POINT OF BEGINNING, containing 0.135 acre, more or less, from Auditor's Parcel Number 010-041738.

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

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2007). Control for bearings was from coordinates of monuments "COC 13-83" and "COC 1-83", having a bearing of North 72° 45' 54" East, as established by the Franklin County Engineering Department.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in September 2018.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

Date