

PARCEL 10-WD2
WARRANTY DEED FEE TAKE
0.335 ACRE TRACT (14611.8 S.F.)
EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 1484 and being part of a tract as conveyed to Glenchester Galloway II Limited as described in Instrument Number 199908090202322, all references being those of record in the Franklin County, Ohio Recorder's Office, and being more particularly described as follows:

Beginning at a Mag Nail set at the southeasterly corner of a roadway dedication from Hilliard-Rome Road as recorded in "Galloway Road, Glenchester Drive and Hilliard-Rome Road Dedication and Easements" in Plat Book 89, Page 32, being at centerline of right of way of Hilliard-Rome Road station 155+08.17;

Thence southerly, along the said centerline of right of way of Hilliard-Rome Road, South 27°02'03" East a distance of 490.12 feet to a Mag Nail set at the northeasterly corner of a 0.817 acre tract conveyed to the City of Columbus or record in Instrument Number 200203280078552 and being at centerline of right of way of Hilliard-Rome Road station 150+18.05;

Thence westerly, along the northerly line of the said City of Columbus 0.817 acre tract, North 89°18'04" West, a distance of 41.39 feet to an iron pin set in the westerly existing right of way of Hilliard-Rome Road, also the westerly line of a right of way easement conveyed to the Franklin County Commissioners of record in Deed Book 1087, Page 220, and being 36.64 feet left of centerline of right of way of Hilliard-Rome Road station 150+37.31;

Thence northerly, continuing along the westerly existing right of way of Hilliard-Rome Road and the westerly line of the said right of way easement conveyed to the Franklin County Commissioners with a curve to the left having a radius of 286.48 feet, an internal angle of 12°17'51", an arc length of 61.49 feet and a chord that bears North 20°49'27" West, a distance of 61.37 feet to an iron pin set being 30.00 feet left of centerline of right of way of Hilliard-Rome Road station 150+98.32;

Thence northerly, continuing along the westerly existing right of way of Hilliard-Rome Road, North 27°02'03" West a distance of 409.85 feet to a 5/8" iron pin found in the southerly line of the Hilliard-Rome right of way dedicated in the said Plat Book 89, page 32 and being 30.00 feet left of centerline of right of way of Hilliard-Rome Road station 155+08.17;

Thence easterly, along the southerly line of the Hilliard-Rome right of way dedicated in the said Plat Book 89, page 32, North 62°57'57" East, a distance of 30.00 feet to the Point of Beginning, containing 0.335 acres (14611.8 S.F.), more or less.

Of the said 0.335 acres, 0.335 acres is in the present road occupied, for a net take of 0.000 acres to be deducted from Franklin County Auditor's Parcel Number 570-249383.

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

The bearings on this plan are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to the said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the centerline of Hilliard-Rome Road, having a bearing of North 27°02'03" West, is designated the "Basis of Bearing" for this description.

All iron pins set are 5/8" rebar (30" long) with a yellow plastic cap stamped "R/W DYNNOTEC, INC" and are to be placed at the completion of construction.

All stations and offsets are referenced to the centerline of existing right of way as filed with the City of Columbus and designated as "3256-E".

This description was prepared by Robert A. Bosworth, Registered Surveyor No. 7750, of Dynotec, Inc. on June 2, 2016.



Robert A. Bosworth

Robert A. Bosworth, P.S.
Registered Surveyor No. 7750

6-3-16

Date

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Split
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outlet
(570)
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