

Parcel 32-WD1
0.0086 ACRE
(375.9 Square Feet)

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 1, Township 2, Range 18, United States Military Lands, being part of Lot 6 as delineated on the Partition Plat of the Scioto Land Company, Deed Book "A" page 194, destroyed by fire, as demonstrated in Survey Plat Book 3 pages 136-7 (on file in the Franklin County Engineer's Office), descriptions of said partition lots are recorded in Deed Book "A" pages 7 & 14 (all records of the Franklin County Recorder's Office), being part of the property conveyed to The McDonalds Corporation, a Delaware Corporation as described in Official Record 12323C13, being designated as Parcel 32-WD1 lying on the right side of the Centerline of Right-of-Way of Worthington Woods Boulevard (Right-of-Way Variable) as shown on the CENTERLINE PLAT OF WORTHINGTON WOODS BOULEVARD, as recorded in Plat Book 132, Page 36, and being more particularly described as follows:

Beginning at an Iron Pin Set at the northeast corner of Lot 7 in Worthington Woods Loop, as recorded in Plat Book 87, Page 52, which is a corner of said subdivision, said point being in the southerly right-of-way line of Worthington Woods Boulevard (50' from centerline), the southerly line of a 0.093 acre tract conveyed to the City of Columbus as described in Official Record 32625B03 of which this point is the southeast corner, being in the westerly line of said The McDonalds Corporation property, and being 50.00 feet Right of Station 29+01.02 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along a southerly right-of-way line of said Worthington Woods Boulevard, the easterly line of said City of Columbus property, and the westerly line of said The McDonalds Corporation property, **North 20 degrees 54 minutes 31 seconds East, 10.00 feet** to a point in the southerly right-of-way line of Worthington Woods Boulevard as dedicated in Worthington Woods Section Five, as recorded in Plat Book 61, Page 47, said point being the northwest corner of said The McDonalds Corporation property, the northeast corner of said City of Columbus property, and being 40.00 feet Right of Station 29+01.04 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the southerly right-of-way line of said Worthington Woods Boulevard, and the northerly line of said The McDonalds Corporation property, along a non-tangent curve to the right having a Central Angle of 03 degrees 05 minutes 29 seconds, a Radius of 960.00 feet, an Arc Length of 51.80 feet, along a Chord Bearing **South 67 degrees 40 minutes 54 seconds East, 51.79 feet** to an Iron Pin Set, said point being 40.00 feet Right of Station 29+55.00 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said The McDonalds Corporation property, **North 86 degrees 14 minutes 08 seconds West, 30.34 feet** to an Iron Pin Set, said point being 50.00 feet Right of Station 29+25.00 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence continuing crossing said The McDonalds Corporation property, **North 68 degrees 32 minutes 30 seconds West, 22.78 feet** to the Point of Beginning, containing 0.0086 acre (375.9 Square Feet), more or less, all of which is contained within Franklin County Auditor's Parcel Number 610-212867-00.

Subject to all, legal, easements, rights-of-way, conditions and restrictions.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83(2011). Said bearings originated from a field traverse which was referenced to said coordinate system by Static GPS observations processed through OPUS. The portion of the centerline of Worthington Woods Boulevard, having a bearing of South 86 degrees 33 minutes 47 seconds East, is designated as the "BASIS OF BEARING" for this description.

All Iron Pins Set are 5/8" x 30" Rebar with Yellow Identification Cap labelled "Smart Services".

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(375.9 Square Feet)

Address: Worthington Woods Boulevard, Columbus, Ohio 43085

This description was prepared by Brian D. Smart, Registered Surveyor No. 7611, of Smart Services, Inc. on July 27, 2021 and is based upon actual field measurements performed by Smart Services, Inc.

Brian D. Smart, P.S.
Registered Surveyor No. 7611

Date