

Parcel 45-WD
0.0518 ACRE
(2254.5 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 A. & J. Rentals Limited Liability Company, an Ohio Limited Liability Company as described in Instrument Number 201204250057214, being designated as Parcel 45-WD 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 for Reference at a Mag Spike Set at the intersection of the centerline of Worthington Woods Boulevard with the centerline of Oakmeadows Drive (60' wide) as shown on The Ravines at Deer Creek, as recorded in Plat Book 64, Page 50, said intersection being at Station 53+66.39 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the centerline of said Oakmeadows Drive, South 36 degrees 13 minutes 09 seconds East, 58.86 feet to a point, said point being 58.86 feet Right of Station 53+65.20 of the Centerline of Worthington Woods Boulevard;

Thence crossing the right-of-way of said Oakmeadows Drive, South 53 degrees 46 minutes 51 seconds West, 30.00 feet to an Iron Pin Set at the Point of Beginning of the parcel herein described, said point being on the westerly right-of-way line of said Oakmeadows Drive, and on the easterly line of said A. & J. Rentals, LLC. property, and being 59.27 feet Right of Station 53+38.01 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said A. & J. Rentals, LLC. property, **South 62 degrees 56 minutes 02 seconds West, 170.51 feet** to an Iron Pin Set, said point being 50.00 feet Right of Station 51+76.12 of the Centerline of Worthington Woods Boulevard;

Thence continuing crossing said A. & J. Rentals, LLC. property, **South 76 degrees 55 minutes 00 seconds West, 51.09 feet** to an Iron Pin Set in the southerly right-of-way line of said Worthington Woods Boulevard, said point being in the northerly line of said A. & J. Rentals, LLC. Property, and being 40.00 feet Right of Station 51+28.10 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 A. & J. Rentals, LLC. Property, along a non-tangent a curve to the left having a Central Angle of 10 degrees 33 minutes 50 seconds, a Radius of 1076.00 feet, an Arc Length of 198.39 feet, along a Chord Bearing **North 61 degrees 40 minutes 39 seconds East, 198.11 feet** to a point of reverse curve, said point being 40.00 feet Right of Station 53+19.11 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence continuing along the southerly right-of-way line of said Worthington Woods Boulevard, and the northerly line of said A. & J. Rentals, LLC. Property, along a curve to the right having a Central Angle of 87 degrees 23 minutes 08 seconds, a Radius of 20.00 feet, an Arc Length of 30.50 feet, along a Chord Bearing **South 79 degrees 54 minutes 42 seconds East, 27.63 feet** to the Point of Beginning, containing 0.0518 acre (2254.5 Square Feet), more or less, all of which is contained within Franklin County Auditor's Parcel Number 610-209195-00.

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

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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".

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.

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