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JUL 11 2023

CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By CRH Date 07/11/2023

DESCRIPTION OF 9.504 ACRES

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

Situated in the State of Ohio, County of Franklin, Township of Madison, being located in the Northwest Quarter on Section 15, Township 11, Range 21, Congress Lands East of the Scioto River, being part of that 4.954 acre tract described in a deed to **William R. Lutz and Angela G. Lutz**, of record in **Instrument Number 201301090004938**, and being part of that 5.046 acre tract described in a deed to **Judith A. Johnson and Robert C. Johnson**, of record in **Instrument Number 201305080076169**, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows;

BEGINNING at a point on the existing west right-of-way line for Ebright Road, said point being the southwest corner of that Highway Easement described as Parcel 47 in a deed to State of Ohio, of record in Deed Book 2370, Page 101, being the northwest corner of that Highway Easement described as Parcel 48 in a deed to State of Ohio, of record in Deed Book 2370, Page 469, being on the existing corporation line for City of Columbus, being on the south line of said 4.954 acre tract, and being on the north line of that 1.712 acre tract described in deeds to Paul D. Adkins, of record in Instrument Number 202111080203796 and Instrument Number 202111080203737;

Thence **North 86 degrees 00 minutes 56 seconds West**, with the south line of said 4.954 acre tract, with the north line of said 1.712 acre tract, with the north line of that 16.237 acre tract described in a deed to Ebright Road Parent LLC, of record in Instrument Number 202304060032720, and with the existing corporation line for City of Columbus, a distance of **1,296.11 feet** to the southwest corner of said 4.954 acre tract, being a northeast corner of said 16.237 acre tract, and being on the existing corporation line for City of Columbus;

Thence **North 04 degrees 46 minutes 01 seconds East**, with the existing corporation line for City of Columbus, with the west line of said 4.954 acre tract, with the west line of said 5.406 acre tract and with an east line of said 16.237 acre tract, a distance of **317.84 feet** to the northwest corner of said 5.046 acre tract, being the southwest corner of that 18 acre tract described in a deed to Paula S. Smith, of record in Official Record 15988, Page 118;

Thence **South 86 degrees 07 minutes 19 seconds East**, with the north line of said 5.046 acre tract, with the south line of said 18 acre tract, and with the south line of that 5.003 acre tract described in a deed to Jodie Sue Conrad and Brent E. Conrad, of record in Official Record 34394, Page G15, a distance of **1,327.25 feet** to a point on the existing west right-of-way line for Ebright Road, said point being the northwest corner of said Parcel 47 and being on the existing corporation line for City of Columbus;

Thence **South 26 degrees 21 minutes 36 seconds West**, with the existing corporation line for City of Columbus, with the existing west right-of-way line for Ebright Road, with the west line of said Parcel 47 and through said 5.046 acre tract, a distance of **99.54 feet** to a point;

Thence **South 03 degrees 22 minutes 40 seconds West**, continuing with the existing corporation line for City of Columbus, continuing with the existing west right-of-way line for Ebright Road, continuing with the west line of said Parcel 47, continuing through said 5.046 acre tract, and through said 4.954 acre tract, a distance of **228.24 feet** to the **POINT OF BEGINNING** for this description.

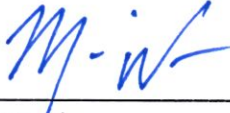
The above description contains a total of **9.504 acres** of which:

4.787 acres is located within Franklin County Auditor's Parcel Number 180-000002,

4.717 acres is located within Franklin County Auditor's Parcel Number 180-005101.

The above description was prepared by Michael J. Ward, Registered Professional Surveyor Number 8808, and is based on an actual field survey of the premises performed by American Structurepoint, Inc., and is true and correct to the best of knowledge and belief.

American Structurepoint, Inc.



Michael J. Ward
Registered Professional Surveyor No. 8808



7/10/23

Date