

## **1.288 ACRES**

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Lots 29 and 30, Quarter Township 4, Township 1, Range 16, United States Military Lands, being 1.288 acres of the 23.683 acre tract conveyed to Rock Bridge Apartments, LLC by deed of record in Instrument Numbers 201108020095760 and 200604130069349 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Reynoldsburg-New Albany Road (right-of-way width varies) with Blacklick Ridge Boulevard (60 foot right-of-way width) as shown on "Blacklick Ridge Boulevard Dedication and Easements", of record in Plat Book 90, Pages 91 and 92, and in a westerly line of the 0.956 acre tract conveyed as Parcel 1A-WD to the County of Franklin by deed of record in Deed Book 3331, Page 637;

thence with the centerline of Blacklick Ridge Boulevard, the following courses and distances:

South 48°08'25" East, a distance of 123.35 feet to a 1 inch solid iron pin found at a point of curvature;

with the arc of said curve to the left, having a central angle of 32°02'29", a radius of 500.00 feet an arc length of 279.61 feet a chord bearing of South 64°09'39" East, a chord distance of 275.98 feet to a 1 inch solid iron pin found at a point of tangency; and

South 80°10'54" East, a distance of 416.14 feet to a point;

thence South 09°49'06" West, across said Blacklick Ridge Boulevard, a distance of 30.00 feet to an iron pin set in the southerly right-of-way line of Blacklick Ridge Boulevard, the northerly common corner of the 0.335 acre tract conveyed to City of Columbus, Ohio by deed of record in Instrument Number \_\_\_\_\_ and the 6.147 acre tract conveyed to Board of Trustees of Jefferson Township, Franklin County, Ohio by deed of record in Instrument Number 200410080235492;

thence South 38°17'49" West, with the line common to said 0.335 and 6.147 acre tracts, a distance of 207.55 feet to an iron pin set at the southerly common corner of said 0.335 and 6.147 acre tracts, in the northerly line of said 23.683 acre tract, and being the TRUE POINT OF BEGINNING;

thence South 85°44'59" East, with the line common to said 23.683 and 6.147 acre tracts, a distance of 59.14 feet to an iron pin set;

thence across said 23.683 acre tract, the following courses and distances:

South 05°34'52" West, a distance of 98.44 feet to an iron pin set;

North 85°44'59" West, a distance of 131.20 feet to an iron pin set;

South 48°26'22" West, a distance of 116.64 feet to an iron pin set;

North 85°44'59" West, a distance of 174.02 feet to an iron pin set;

North 04°14'35" East, a distance of 182.05 feet to an iron pin set in the line common to said 23.683 acre tract and the 1.728 acre tract conveyed to Frank M. Metzger by deed of record in Instrument Number 200802290030958;

Thence South 85°44'59" East, with the line common to said 23.683, 0.335, and 1.728 acre tracts and the 4.901 acre tract conveyed to Frank M. Metzger by deed of record in Instrument Number 199804010076703, a distance of 329.69 feet (passing a 5/8 inch rebar capped

**1.288 ACRES**

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“MCKEEVER” found at a distance of 56.19 feet) to the TRUE POINT OF BEGINNING, containing 1.288 acres, more or less.

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 shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 adj.). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected Franklin County monuments: A-13 RESET, FCGS 6612, FCGS 6640, and FCGS 4425. The portion of the centerline of Blacklick Ridge Boulevard (P.B. 90, PP. 91 & 92), having a bearing of South 80° 10' 54" East, is designated the "basis of bearing" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Edward J. Miller, Professional Surveyor Number 8250, in August of 2012.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Edward J. Miller  
Professional Surveyor No. 8250

Date