

**RIGHT OF WAY PARCEL 1-WD
0.0090 ACRE TRACT (392.7 S.F.)
EXHIBIT "A"**

Situate in the Township of Franklin, County of Franklin, State of Ohio, Virginia Military Survey No. 3315, being part of Lot No. 12, of the Subdivision of M.L. Sullivants as recorded in Plat Book 11, Page 22, and part of a 0.4688 acre tract of land conveyed to Hatfield Enterprises, LLC by deed recorded in Instrument No. 200904010045678 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Franklin County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing for reference at an iron pin set at the northeasterly corner of said 0.4688 acre tract, being at the intersection of the original southerly easement right-of-way line of Broad Street as conveyed to Michael Derrer by deed recorded in Deed Book 96, Page 270, and with the westerly easement right-of-way line of Wilson Road as conveyed to First B Realty, LP, by deed recorded in Instrument No. 199712300178214;

thence along the easterly line of said 0.4688 acre tract and the westerly right-of-way line of said Wilson Road, South three degrees forty-one minutes thirty-two seconds East (S03°41'32"E) for five and 00/100 feet (5.00');

thence continuing along said lines, on a curve to the right with a radius of fifty-three and 13/100 feet (53.13') for an arc distance of eleven and 53/100 feet (11.53') {chord bears South eighty-seven degrees twenty-five minutes forty-four seconds East (S87°25'44"E) a distance of eleven and 50/100 feet (11.50'), delta angle of said curve being twelve degrees twenty-five minutes forty-five seconds (12°25'45")} to an iron pin set, said point being the **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence continuing along said lines for the following three (3) courses:

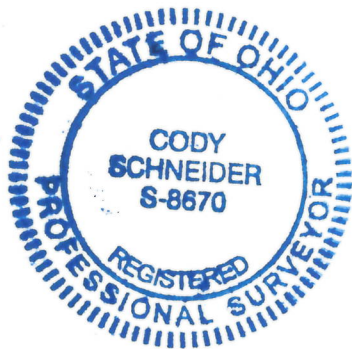
1. on a curve to the right with a radius of fifty-three and 13/100 feet (53.13') for an arc distance of five and 61/100 feet (5.61') {chord bearing South seventy-eight degrees eleven minutes four seconds East (S78°11'04"E) for five and 61/100 feet (5.61'), delta angle of said curve being six degrees three minutes seventeen seconds (06°03'17")} to an iron pin set;
2. on a curve to the right with a radius of twenty-four and 07/100 feet (24.07') for an arc distance of seventeen and 46/100 feet (17.46') {chord bearing South fifty-seven degrees zero minutes three seconds East (S57°00'03"E) for seventeen and 08/100 feet (17.08'), delta angle of said curve being forty-one degrees thirty-three minutes thirty-one seconds (41°33'31")} to an iron pin set;
3. on a curve to the right with a radius of thirty-five and 00/100 feet (35.00') for an arc distance of nineteen and 63/100 feet (19.63') {chord bearing South sixteen degrees forty-five minutes fifty-seven seconds East (S16°45'57"E) for nineteen and 37/100 feet (19.37'), delta angle of said curve being thirty-two degrees eight minutes seven seconds (32°08'07")} to an iron pin set;

thence leaving said lines across said 0.4688 acre tract, on a curve to the right with a radius of thirty and 00/100 feet (30.00') for an arc distance of forty-one and 87/100 feet (41.87') {chord bears North forty-one degrees thirteen minutes three seconds West (N41°13'03"W) a distance of thirty-eight and 55/100 feet (38.55'), delta angle of said curve being seventy-nine degrees fifty-seven minutes forty-one seconds (79°57'41")} to an iron pin set and the **TRUE POINT OF BEGINNING**, containing 0.0090 acres (392.7 S.F.), more or less, subject however to all covenants, conditions, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.;

Iron pins set are 5/8" rebar, 30" in length, with a plastic plug placed on top inscribed with the name "WOOLPERT INC", unless otherwise noted.

Bearings are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2007). Said bearings originated from said coordinate system by GPS observations from National Geodetic Survey control station FRANK 52 and National Geodetic Survey continually operating reference station COLUMBUS CORS ARP. The bearing along the centerline of Wilson Road, near the Broad Street intersection, being North 11°22'00" East, is designated as the "Basis of Bearing" for this survey.

This description was prepared under the direction of Cody Schneider, Ohio Registered Surveyor No. 8670, of Woolpert Inc., and is based on a field survey performed during May 2015.



Cody Schneider

1/26/2017

Cody Schneider, PS
Ohio Registered Surveyor No. 8670

Date

M-170-P
Split
0.009 acre
out of
(170)
2683





RIGHT OF WAY PARCEL 1-WD
LOT NO. 12, SUBDIVISION OF M. L. SULLIVANTS
VIRGINIA MILITARY SURVEY NO. 3315
TOWNSHIP OF FRANKLIN, COUNTY OF FRANKLIN, STATE OF OHIO

DATE: JANUARY 25, 2017

3233: E-PLAN

SCALE: 1"=30'

EXHIBIT "A"

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, VMS #3315 IN FRANKLIN TOWNSHIP, BEING
PART OF LOT 12, SUBDIVISION OF M. L. SULLIVANTS AS DESCRIBED IN PLAT BOOK 11, PAGE 22.

N86°22'53"E
BROAD STREET (R/W VARIES)

BENEDICT JENNY
DB 91 PG 292

N86°29'26"E 101.64'

N86°29'26"E

STATE OF OHIO
5.0 FT ROW
EASEMENT
DB 1375 PG 567

STATE OF OHIO
5.0 FT ROW EASEMENT
DB 1475 PG 286

MICHAEL DERRER
DB 96 PG 270

POINT OF COMMENCEMENT
S3°41'32"E 5.00'

POINT OF BEGINNING

PARCEL 1-WD
0.0090 AC. (392.7 S.F.)

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CH LENGTH
C1	12°25'45"	11.53	53.13	S87°25'44"E	11.50
C2	6°03'17"	5.61	53.13	S78°11'04"E	5.61
C3	41°33'31"	17.46	24.07	S57°00'03"E	17.08
C4	32°08'07"	19.63	35.00	S16°45'57"E	19.37
C5	12°04'21"	7.37	35.00	S5°20'16"W	7.36
C6	79°57'41"	41.87	30.00	N41°13'03"W	38.55

HATFIELD ENTERPRISES LLC
3545 WEST BROAD STREET
PCL. NO. 140-002683-00
IN 200904010045678

RYLEE LTD
3571 WEST BROAD STREET
PCL. NO. 140-000340-00
IN 200911240169063

CONSTRUCTION
LIMITS AT R/W

FIRST B REALTY, LP
IN 199712300178214
R/W PARCEL 100 AND
100-LA AS APPROPRIATED
BY THE FRANKLIN COUNTY
COMMISSIONERS ON FILE IN
ROAD RECORD 20 PG 35

PROP. TEMPORARY
CONSTRUCTION EASEMENT
SEE EXHIBIT "B"
0.0129 AC. (562.8 S.F.)

PAMELA JANE CAHALL
50 VOLNEY AVENUE
PCL. NO. 140-002945-00
IN 201104150049672

NOTES

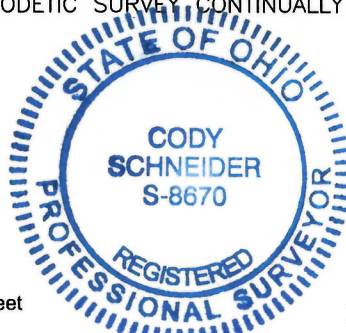
THERE ARE NO FRANKLIN COUNTY HORIZONTAL CONTROL MONUMENTS LOCATED
WITHIN 1/2 MILE OF THIS SURVEY.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD83 (2007). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY
GPS OBSERVATIONS FROM NATIONAL GEODETIC SURVEY CONTROL STATION FRANK 52 AND
NATIONAL GEODETIC SURVEY CONTINUALLY OPERATING REFERENCE STATION COLUMBUS CORS ARP.

LEGEND

- IRON PIN SET
- RIGHT-OF-WAY CENTERLINE
- EX LA LIMITED ACCESS RIGHT-OF-WAY
- P PROPERTY LINE
- R/W RIGHT-OF-WAY
- TEMPORARY CONSTRUCTION EASEMENT
- PARCEL 1-WD



BY:

CODY SCHNEIDER, P.S.
REGISTERED SURVEYOR NO. 8670

0 30 60 Feet

DRWN BY: GSS

CHK BY: CJS

DATE: 01/25/17