

DESCRIPTION OF A 0.133 ACRE PROPOSED ADDITION

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 8, Township 5, Range 22, Refugee Lands, and being 0.133 acres out of the existing right-of-way of Ohio Center Way as dedicated by the plat of Ohio Center as recorded in Plat Book volume 58, page 15 (all references are made to the Recorder's Office, Franklin County, Ohio unless otherwise stated), the said 0.133 acre tract of land being further described as follows:

COMMENCING FOR REFERENCE at a Mag nail set at the intersection of the northeasterly corner of that portion of Nationwide Boulevard as dedicated in said Ohio Center plat and the southeasterly corner of Lot 2 of the said Ohio Center plat, and, in the westerly line of a 2.120 acre tract designated as Parcel 5A-LA conveyed to the City of Columbus, Ohio, in Official Record volume 01492, page G20 and rerecorded in Official Record volume 02380, page H05, also being the southwesterly corner of the 1.162 acre tract of land conveyed to the City of Columbus, Ohio by the instrument filed as Instrument Number 200012220258710.

Thence along the westerly line of said 1.162 acre tract and the easterly line of the said Lot 2 the following nine (9) courses:

1. North 07 degrees 24 minutes 12 seconds West, a distance of 33.49 feet to a point;
2. North 31 degrees 11 minutes 13 seconds West, a distance of 61.46 feet to a point;
3. North 12 degrees 18 minutes 19 seconds West, a distance of 17.44 feet to a point;
4. North 07 degrees 36 minutes 56 seconds East, a distance of 14.28 feet to a point;
5. North 21 degrees 43 minutes 05 seconds East, a distance of 19.72 feet to a point;
6. North 44 degrees 57 minutes 41 seconds East, a distance of 32.25 feet to a point;
7. North 31 degrees 56 minutes 25 seconds East, a distance of 19.03 feet to a point;
8. North 21 degrees 38 minutes 29 seconds East, a distance of 21.48 feet to a point;
9. North 08 degrees 06 minutes 34 seconds East, a distance of 19.59 feet to a point;

Thence continuing along the westerly line of said 1.162 acre tract and the easterly line of the said Lot 2 and with a curve to the right, said curve having a central angle of 05 degrees 47 minutes 49 seconds, a radius of 1036.00 feet, an arc length of 104.82 feet, and a long chord which bears North 06 degrees 20 minutes 43 seconds East for a distance of 104.77 feet to a Mag nail found at the northwesterly corner of the said 1.162 acre tract and a southwesterly corner of the remaining portion of the said 2.120 acre tract, the said corner also being referenced by a 3/4" iron pipe with a cap stamped "ZANDE" found to be South 86 degrees 33 minutes 11 seconds East at a distance of 138.56 feet;

Thence along the westerly line of the said 2.120 acre tract and continuing along the easterly line of the said Lot 2 and with a curve to the right, said curve having a central angle of 01 degrees 50 minutes 11 seconds, a radius of 1036.00 feet, an arc length of 33.21 feet, and a long chord which bears North 10 degrees 09 minutes 43 seconds East for a distance of 33.20 feet;

Thence continuing along the last said line and with a curve to the right, said curve having a central angle of 21 degrees 54 minutes 58 seconds, a radius of 534.80 feet, an arc length of 204.56 feet, and a long chord which bears North 22 degrees 02 minutes 19 seconds East for a distance of 203.32 feet to an iron pin set on the southerly existing right-of-way line of Ohio Center Way and being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the southerly line of Ohio Center Way and the northeasterly line of the said Lot 2 the following five (5) courses:

1. North 38 degrees 47 minutes 51 seconds West, a distance of 27.76 feet to an iron pin set;
2. North 50 degrees 35 minutes 37 seconds West, a distance of 20.43 feet to an iron pin set;
3. North 19 degrees 17 minutes 07 seconds West, a distance of 37.56 feet to an iron pin set;
4. North 02 degrees 25 minutes 44 seconds West, a distance of 25.58 feet to an iron pin set;
5. North 20 degrees 59 minutes 43 seconds East, a distance of 18.76 feet to an iron pin set;

Thence leaving the said 5.265 acre tract and along a new division line through the said Ohio Center Way and with a curve to the right, said curve having a central angle of 41 degrees 48 minutes 35 seconds, a radius of 133.36 feet, an arc length of 97.31 feet, and a long chord which bears South 59 degrees 00 minutes 01 seconds East for a distance of 95.17 feet to an iron pin set on the westerly line of the said 2.120 acre tract;

Thence along the westerly line of said 2.120 acre tract, South 32 degrees 59 minutes 49 seconds West for a distance of 76.44 feet to the TRUE POINT OF BEGINNING, containing 0.133 acres of land, more or less.

*New Entry
0.133
acre
Adj. to
(010)
187743*

Bearings used in the above description are based on the Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with ties to City of Columbus monuments COC11-83 and COC13-83 having a relative bearing of North 77 degrees 25 minutes 33 seconds East.

This description was prepared by Russell Koenig, Ohio Registered Professional Surveyor number 8358, and is based on an actual field survey conducted by DLZ Ohio, Inc. in 2018 under his direct supervision.

Where described, iron pins set are 5/8" rebar, 30" long, with a plastic cap stamped "DLZ OHIO, INC".



Russell Koenig, S-8358



11-02-2018

Date

