

PARCEL 1-WD
0.141 Acre Tract (6,133.88 S.F.)

1-WD

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2, Township 1, Range 17 of the United States Military Lands and being part of a 0.652 acres parcel as conveyed to KWK Investments LLC as described in Instrument No. 200406140136328, all references being those on record in the Franklin County Recorder's Office and further described as follows:

Beginning for reference at FCGS Monument 3351 at the centerline intersection of Sunbury Road (60' wide) and Agler Road (width varies) and commencing at Sta 10+00.00;

Thence **South 86°18'10" East a distance of 1,532.65 feet** easterly along said centerline of Agler Road to a **mag nail set** at Sta 25+32.65 and the **Principal Place of Beginning**;

Thence **North 03°06'26" East a distance of 46.20 feet** northerly along the east right-of-way of Cassady Avenue (80'), as dedicated in Plat Book 38 page 15 to an **iron pin set** being 46.20 feet left of Sta 25+32.23;

Thence **South 41°35'52" East a distance of 7.39 feet** easterly across said 0.652 acres parcel to an **iron pin set** being 41.00 feet left of Sta 25+37.43;

Thence **South 86°18'10" East a distance of 144.19 feet** easterly across said 0.652 acres parcel to an **iron pin set** and the westerly line of 0.231 acres conveyed to the City of Columbus as described in Instrument No. 200003010176510 being 41.00 feet left of Sta 26+81.61;

Thence **South 03°21'25" West a distance of 41.00 feet** along the easterly line of said 0.652 acres parcel, westerly line of said 0.231 acres to a **mag nail set** in the centerline of Agler Road at Sta 26+81.85;

Thence **North 86°18'10" West a distance of 149.20 feet** along the centerline of Agler Road to a **mag nail set** at Sta 25+32.65 and the **Principal Place of Beginning** containing 0.141 acres (6,133.88 S.F.) more or less.

Subject to all legal rights-of-way and/or easements, of previous record.

The above described area is entirely within Franklin County Auditor's Parcel Number 010-110997-00 in the Franklin County Auditor's Office.

The Total P.R.O. from Auditors Tax Parcel 010-110997-00 is 0.091 acres.

The Net Take from Auditors Tax Parcel 010-110997-00 is 0.050 acres.

Bearings shown are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96), said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the centerline of Agler Road (width varies), having a bearing of South 86°18'10" East and monumented by FCGS 3351 and 4459, is designated the "Basis of Bearing."

Basis of Stationing is set at 10+00.00 at an aluminum cap stamped "FCGS 3351" in PVC encased concrete monument inside a road monument box at the intersection of Agler Road with Sunbury Road.

The above description was prepared by Bemba K Jones, P.S. #7343 in June 2019 and is based on existing records and an actual field survey performed by XYZ Professional Services LTD. in July 2017. A drawing of the above description is attached hereto and made a part hereof.

Iron pins set are 5/8” diameter iron rebar 30” long with plastic cap inscribed BKJ 7343.

06/28/2019