

LEGAL DESCRIPTION OF 1.004 ACRE TRACT

Situated in the State of Ohio, County of Franklin, and in the City of Columbus, located in Farm Lot 6, Section 2, Township 2 North, Range 18 West, United States Military Lands, and being part of a original 59.977 acre tract conveyed to Giuseppe A. Pingue, as recorded in Deed Book 3791, Page 43, and part of an original 9.934 acre tract (Parcel I) conveyed to Giuseppe A. Pingue, as recorded in Official Record Volume 4164, Page I10, Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at a PK Nail found marking the intersection of the centerline of Worthington Woods Boulevard and Sancus Boulevard as shown on the recorded plat of "DEDICATION PLAT OF ALTA VIEW BOULEVARD, SANCUS BOULEVARD AND WORTHINGTON WOODS BOULEVARD", of record in Plat Book 67, Page 52;

thence South  $03^{\circ} 10' 02''$  West 292.32 feet, along the centerline of Sancus Boulevard, to a point;

thence South  $86^{\circ} 49' 58''$  East 40.00 feet, to an iron pin found (3/4 inch) in the east line of Sancus Boulevard marking the southwest corner of a 1.294 acre tract currently owned by Speedway Superamerica LLC, as recorded in Instrument Number 200012280261635;

thence continuing South  $86^{\circ} 49' 58''$  East 228.00 feet, along the south line of said 1.294 acre tract, to an iron pin found marking the southeast corner of said 1.294 acre, and being the PRINCIPAL PLACE OF BEGINNING of the herein described tract;

thence North  $03^{\circ} 10' 02''$  East 261.16 feet, along the east line of said 1.294 acre tract, to an iron pin found (5/8 inch) in the south line of a 0.332 acre tract currently owned by the City of Columbus, as recorded in Official Record 27131, Page. D09;

thence along the arc of a curve turning to the left (Delta angle =  $08^{\circ} 49' 59''$ , Radius = 1050.00 feet, Arc Length=161.88 feet), with a chord bearing and distance of North  $77^{\circ} 52' 50''$  East 161.72 feet, along the south line of said 0.332 acre tract, to an iron pin set (5/8 inch);

thence South  $03^{\circ} 10' 02''$  West 303.80 feet, across said 59.977 acre tract and said 9.934 acre tract, to an iron pin set (5/8 inch);

thence North  $86^{\circ} 49' 58''$  West 156.00 feet, across said 9.934 acre tract, to the principal place of beginning containing 1.004 acres, of which 0.297 acres is from said original 59.977 acre tract, and 0.707 acres from said original 9.934 acre tract.

*Basis of bearings per Instrument Number 200012280261635, based on the centerline of Sancus Blvd. Being South  $03^{\circ} 10' 02''$  West. A survey was done by Bradley J. Patridge P.S. 7068, in September, 2005. All iron pins set are 5/8 inch rebar, 30 inches long, capped PATRIDGE SURVEYING.*

*All referenced documents are on file at the Franklin County Recorder's Office, Columbus, Ohio.*



Ref. P.O.B.

Worthington Woods Blvd.

100'

City of Columbus  
0.332 Ac.  
O.R. 27131, Pg. D09

Chd Br g = N 77° 52' 50" E Chd Len = 161.72'  
L = 161.88' R = 1050.00' Δ = 08° 49' 59"  
25' B.L.

Sancus Blvd. 80'

S 03°10'02" W 292.32'

Speedway Superamerica LLC  
1.294 Ac.  
Inst. No. 200012280261635

N 03°10'02" E 261.16'

1.004 ACRES  
(0.707 AC.)

Pingue Properties, Inc.  
59,977 Ac.  
D.B. 3791, Pg. 43

Pingue Properties, Inc.  
9,934 Ac. (Par. 1)  
O.R. 4164, Pg. 110

S 03°10'02" W 303.80'

P.P.O.B.

S 86°49'58" E 228.00'

N 86°49'58" W 156.00'

S 86°49'58" E 40.00'

PATRIDGE SURVEYORS  
AND ENGINEERS L.L.C.

9464 DUBLIN ROAD  
POWELL, OHIO 43065  
FAX (614)-799-0030  
TEL. (614)-799-0031

**LEGEND**

- found iron pin (3/4 inch)
- set iron pin (5/8 inch)  
(capped PATRIDGE SURVEYING)
- ▲ found PK Nail

**SURVEY PLAT**

Being 1.004 acres located in part of Farm Lot 6,  
Sec. 2, T2N, R18W, U.S.M.L.,  
in the City of Columbus, Franklin County, Ohio



Scale 1" = 50'  
September, 2005

Basis of bearings per Instrument Number  
200012280261635, based on the centerline of  
Sancus Blvd. Being South 03° 10' 02" West.



I hereby certify that I have surveyed the property described in the foregoing title caption, and that said survey and plat are accurate and correct to the best of my knowledge. Easements, restrictions, and rights-of-way not located, unless noted.

*Matthew J. Betts*  
Professional Surveyor No. 7687



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Pingue