



1.449 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2, Township 2, Range 18, United States Military Lands, being part of Lots 59 and 60 of the "Partition of the Scioto Company", of record in Deed Book A, Page 194 (destroyed by fire), Deed Book A, Page 21, and Survey Plat Book 3, Page 136, and part of that 16.000 acre tract of land conveyed to Giuseppe A. Pingue Sr. by deeds of record in Official Record 10772C16 and Instrument Number 200307090208921 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a mag nail set at the centerline intersection of Sancus Boulevard (Plat Book 63, Page 55, 80 feet wide) and Worthington Woods Boulevard (Plat Book 63, Page 55, 80 feet wide);

Thence South 03° 26' 41" West, with the centerline of said Sancus Boulevard, a distance of 250.00 feet to a point;

Thence North 86° 33' 19" West, crossing said Sancus Boulevard, a distance of 40.00 feet to an iron pin set in the westerly right-of-way line of said Sancus Boulevard at the southeasterly corner of that 0.962 acre tract conveyed to Sancus Blvd. Duchess, LLC by deed of record in Instrument Number 201702150022533, the TRUE POINT OF BEGINNING for this description;

Thence with said westerly right-of-way line the following courses and distances:

South 03° 26' 41" West, a distance of 140.00 feet, to a 3/4 inch iron pipe found at a point of curvature to the right;

With the arc of said curve, having a central angle of 05° 58' 45", a radius of 960.00 feet, an arc length of 100.18 feet and a chord bearing and distance of South 06° 26' 04" West, 100.14 feet to a 3/4 inch iron pipe found; and

South 09° 25' 26" West, a distance of 80.66 feet to a 3/4 inch iron pipe found at the northeasterly corner of that 5.937 acre tract conveyed to G&I IX Dearborn Park LLC by deed of record in Instrument Number 201701270013942;

Thence North 86° 33' 26" West, with the northerly line of said 5.937 acre tract, a distance of 186.38 feet to an iron pin set at the southeasterly corner of that 6.695 acre tract conveyed to Alexander Square LLC by deed of record in Instrument Number 200804010049236;

Thence North 03° 26' 41" East, with the easterly line of said 6.695 acre tract, a distance of 320.22 feet to a 3/4 inch iron pipe found at the southwesterly corner of said 0.962 acre tract;

Thence South 86° 33' 19" East, with the southerly line of said 0.962 acre tract, a distance of 200.00 feet to the TRUE POINT OF BEGINNING, containing 1.449 acres of land, 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 herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Worthington Woods Boulevard having a bearing of North 86° 33' 19" West is designated the "basis of bearing" for this description.

This description is based on an actual field survey performed by, or under the direct supervision of, Matthew A. Kirk, Professional Surveyor Number 7865 in February of 2019.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

13 FEB 19
Date