



DESCRIPTION OF 0.213 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Quarter Township 3, Township 1, Range 16, United States Military Lands, consisting of 0.213 acres and being out of a 10.434 acre parcel of land, conveyed to Trevi Enterprises LLC, of record in Instrument Number 201904110040762 also being part of Lot 10 of Techcenter Drive Extension and Greenspace Dedication Plat, of record in Plat Book 112, Page 79-84 and also being out of a 6.50 acre parcel of land, conveyed to Trevi Enterprises LLC, of record in Instrument Number 201904110040762 also being part of Lot 11 of said Techcenter Drive Extension and Greenspace Dedication Plat, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, and said 0.213 acres being more fully described herein;

BEGINNING at a 3/4" iron pin found at the southeast corner of said 6.50 acre tract of land and said Lot 11, said iron pin also being the southwest corner of a 5.264 acre tract of land, conveyed to MHIO OHIO CC IV, LLC, of record in Instrument Number 200006060111510 and being in the north Right-of-Way line of Claycraft Road (60'), and the north line of the remainder of a 14.212 acre tract as conveyed to Claycraft Mining & Brick Company, of record in Deed Book 804, Page 549;

Thence, with a curve to the left, having a radius of 605.44 feet, a delta angle of 11°12'34", an arc length of 118.45 feet, a chord bearing of South 75°31'22" West, and a chord distance of 118.26 feet, with the southerly line of said Lot 11, the northerly line of said Right-of-Way and said 14.212 acres, to an iron pin set;

Thence, South 69°55'05" West, a distance of 44.64 feet, with the southerly line of said Lot 11, with the northerly line of said Right-of-Way and said 14.212 acres, to an iron pipe found at a point of curvature;

Thence, with a curve to the right, having a radius of 546.53 feet, a delta angle of 14°52'26", an arc length of 141.88 feet, a chord bearing of South 77°21'18" West, and a chord distance of 141.48 feet, with the southerly line of said Lot 11, with the northerly line of said Right-of-Way and said 14.212 acres, to a 3/4" iron pipe found at point of tangency;

Thence, South 84°47'31" West, with the southerly line of said Lot 10, said Lot 11, said 6.5 acres and said 10.434 acres, along with the northerly line of said Right-of-Way and said 14.212 acres, passing over a 3/4" iron pipe found, with a cap inscribed, Advanced 7661, at the southwest corner of said Lot 11 and said 6.5 acres, said iron pipe also being at the southeast corner of said Lot 10 and said 10.434 acres, at a distance of 88.23 feet, for a total distance of 624.90 feet, to an iron pin set at the southwest corner of a 10.434 acre tract of land, the southeast corner of a 9.975 acre tract of land, conveyed to Central Park, LLC., of record in Instrument Number 201407240095278, and also being on the north Right-of-Way line of said Claycraft Road and said 14.212 acres;

Thence, North 05°12'28" West, a distance of 10.00 feet, with the westerly line of said 10.434 acre tract, and the easterly line of said 9.975 acre tract to an iron pin set;

Thence, North 84°47'31" East, through said 10.434 acre tract and Lot 11, a distance of 624.90 feet, to an iron pin set at a point of curvature;

Thence, through said Lot 11 and said 6.5 acres, the following three (3) courses;

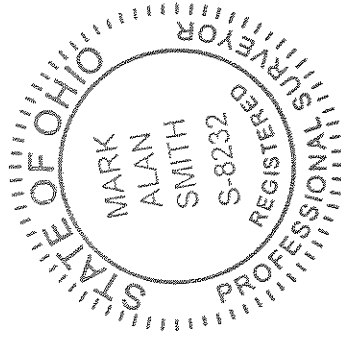
1. With a curve to the left, having a radius of 536.53 feet, a delta angle of 14°52'26", an arc length of 139.28 feet, a chord bearing of North 77°21'18" East, and a chord distance of 138.89 feet, to an iron pin set at a point of tangency;
2. North 69°55'05" East, a distance of 44.64 feet, to an iron pin set at a point of curvature;
3. With a curve to the right, having a radius of 615.43 feet, a delta angle of 10°54'14", an arc length of 117.12 feet, a chord bearing of North 75°22'12" East and a chord distance of 116.95 feet, to an iron pin set in the common line of said 6.5 acres (Lot 11) and said 5.264 acres;

Thence, South 27°02'49" East, a distance of 10.53 feet, with the easterly line of said 6.5 acres and said Lot 11, and with the westerly line of said 5.264 acre tract, to the **TRUE POINT OF BEGINNING**, containing 0.213 acres, subject to all easements and documents of record. Of which 0.123 acres of said 0.213 acres being out of 10.434 acres (Lot 10, PIN 025-013638) and 0.090 acres of said 0.213 acres being out of 6.5 acres (Lot 11, PIN 025-013639).

All iron pins set are 5/8-inch solid rebar, 30 inches in length, with a yellow plastic cap bearing the initials "CEC INC".

For the purpose of this description a bearing of North 84°47'31" East was held on the centerline of Claycraft Road, as based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, calculated using National Geodetic Survey, OPUS-S service performed on November 13, of the year 2018.

This document is based from an actual field survey performed by or under my direct supervision in November, 2018.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Date

Mark Alan Smith, P.S.
Registered Surveyor No. 8232