

**DESCRIPTION OF A 0.173 ACRE TRACT  
SHERIDAN STREET  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF POWELL, DELAWARE COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Delaware, City of Powell, lying in Farm Lot 37, Quarter Township 4, Township 3, Range 19 of the United States Military Lands, and being part of Lot 3151 as shown on "Golf Village Retail Section 1", a subdivision of record in Plat Cabinet 3, Slide 428, conveyed to Moreland Street, LLC by deed of record in Official Record 732, Page 1881 (all references refer to the records of the Recorder's Office, Delaware County, Ohio), and being described as follows:

BEGINNING at a magnetic nail found at the northeasterly corner of said Lot 3151 and corner of Lot 3152 of said "Golf Village Retail Section 1" conveyed to Triangle Properties, Inc. by deed of record in Official Record 55, Page 2626 and at the intersection of Sheridan Street (a private street) with Moreland Street (a private street) as shown on said "Golf Village Retail Section 1";

Thence South 02° 46' 39" West, with a line common to said Lots 3151 and 3152, a distance of 250.53 feet to a magnetic nail set at a common corner thereof and in the northerly right-of-way line of Seldom Seen Road (T.R. 121, right-of-way width varies);

Thence with said northerly right-of-way line, a southerly line of said Lot 3151, with the arc of a curve to the left, having a central angle of 02° 41' 29", a radius of 640.00 feet, an arc length of 30.06 feet, a chord bearing of South 89° 06' 47" West and chord distance of 30.06 feet to an iron pin set;

Thence North 02° 46' 39" East, across said Lot 3151 with a westerly line of a 60 foot wide Ingress/Egress, Utility and Sidewalk Easement as shown on said "Golf Village Retail Section 1" and with said line extended, a distance of 252.45 feet to a magnetic nail set in the northerly line of said Lot 3151 and the southerly line of said Lot 3152;

Thence South 87° 13' 21" East, a line common to said Lots 3151 and 3152, a distance of 30.00 feet to the POINT OF BEGINNING, containing 0.173 acre, more or less, being out of Auditor's Parcel Number 31931401001010.

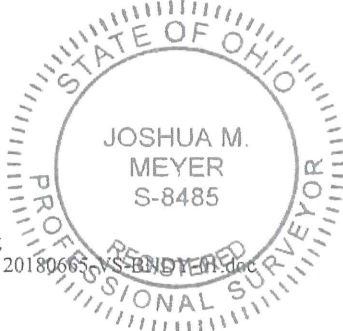
Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

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.

Bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). 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 northerly right-of-way line of Seldom Seen Road, having a bearing of N87°13'21"W, is designated the "basis of bearing" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in June 2018.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



*J M Meyer*  
Joshua M. Meyer  
Registered Surveyor No. 8485

7-24-2018

Date

DESCRIPTION FOR CLOSING ONLY  
 RPC Approval Required  
 Municipal Approval Required  
Delaware County Engineer

8/2/18