

**DESCRIPTION OF A 0.032 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 3152 as shown on "Golf Village Retail Section 1", a subdivision of record in Plat Cabinet 3, Slide 428, being part of the 88.171 acre tract conveyed to Triangle Properties, Inc. by deed of record in Official Record 55, Page 2626 (all references refer to the records of the Recorder's Office, Delaware County, Ohio), and being described as follows:

Beginning, for reference, at a magnetic nail found at a corner of said Lot 3152 and the northeasterly corner of Lot 3151 of said "Golf Village Retail Section 1" conveyed to Moreland Street, LLC by deed of record in Official Record 732, Page 1881 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 North 02° 46' 39" East, across said Lot 3152, a distance of 30.00 feet to a point in the northerly line of a 60 foot wide Ingress/Egress, Utility and Sidewalk Easement as shown on said "Golf Village Retail Section 1";

Thence South 87° 13' 21" East, across said Lot 3152 with said northerly line, a distance of 30.00 feet to an iron pin set at a northeasterly corner of said easement, being the TRUE POINT OF BEGINNING;

Thence South 87° 13' 21" East, across said Lot 3152 with said northerly line extended, a distance of 4.99 feet to an iron pin set in the easterly line of said Lot 3152 and the westerly line of Lot 3155 of said "Golf Village Retail Section 1" conveyed to the City of Powell, Ohio by deed of record in Official Record 966, Page 2382;

Thence South 02° 46' 39" West, with line common to said Lots 3152 and 3155, a distance of 280.00 feet to an iron pin 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 North 87° 13' 21" West, with the southerly line of said Lot 3152 and said northerly right-of-way line, a distance of 4.99 feet to an iron pin set at a southeasterly corner of said easement;

Thence North 02° 46' 39" East, across said Lot 3152 with the easterly line of said easement, a distance of 280.00 feet to the TRUE POINT OF BEGINNING, containing 0.032 acre, more or less, being out of Auditor's Parcel Number 31931401001011.

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.

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

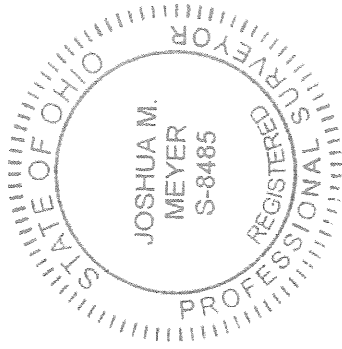
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Bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base 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.

Joshua M. Meyer  
Registered Surveyor No. 8485

7-24-2018

Date