

DESCRIPTION OF 1.820 ACRES
NORTH OF WOERNER TEMPLE ROAD
WEST OF EMERALD PARKWAY
CITY OF DUBLIN, OHIO

Situated in the State of Ohio, County of Franklin, City of Dublin, being part of Virginia Military Survey Number 3011, also being part of that 2.857-acre tract as described in a deed to G. Gregory Arenstein, Co-Trustee (et al), of record in Instrument Number 202104130065739, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning **FOR REFERENCE** at an iron pin set in the westerly line of said 2.857-acre tract and at the southeasterly corner of Heather Glen Section 2, Part 4, a subdivision of record in Plat Book 78, Page 26 and at the northeasterly corner of that 7.210-acre tract as described in a deed to Faith Evangelical Free Church of Central Ohio, of record in Official Record Volume 13723, Page G03; thence South 5°36'43" East, along the easterly line of said 7.210-acre tract, a distance of 77.98 feet to an iron pin set at the **TRUE PLACE OF BEGINNING**:

Thence South 87°54'24" East, through said 2.857-acre tract with a new division line, a distance of 423.38 feet to an iron pin set in the westerly right-of-way line of Emerald Parkway, 100 feet in width, as conveyed to the City of Dublin, Ohio and being part of a 7.904-acre tract of record in Official Record Volume 31969, Page B10;

Thence South 0°20'56" West, along said right-of-way line, a distance of 162.16 feet to an iron pin set at an angle point;

Thence South 46°13'16" West, continuing along said right-of-way line, a distance of 43.07 feet to an iron pin set at the intersection of the northerly right-of-way line of Woerner Temple Road, 100 feet in width, being also in the perimeter of said 7.904-acre tract;

Thence North 87°54'24" West, along said northerly right-of-way line, a distance of 372.22 feet to an iron pin found capped "M-E Companies" at the southwesterly corner of said 2.857-acre tract and the southeasterly corner of said 7.210-acre tract;

Thence North 5°36'43" West, along the easterly line of said 7.210-acre tract, a distance of 194.76 feet to the **TRUE PLACE OF BEGINNING** and containing 1.820 acres of land.

Bearings herein are based on GPS observations of the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011), establishing a bearing of North 87°54'24" West for Woerner Temple Road.

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

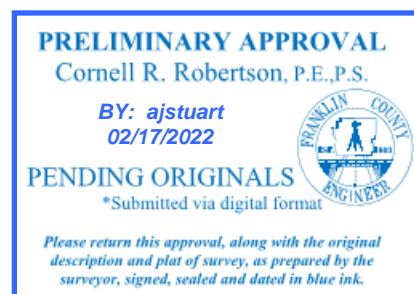
This description was prepared by IBI Group, based on information obtained from an actual field survey of the premises performed in February 2022.



IBI Group Survey

By: Robert S. Wynd 2/17/22
Date

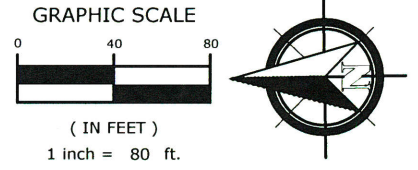
Robert S. Wynd
Registered Surveyor No. 6872





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**PROPERTY SPLIT
 EXHIBIT**
 EMERALD PARKWAY &
 WOERNER TEMPLE ROAD
 DUBLIN, OHIO



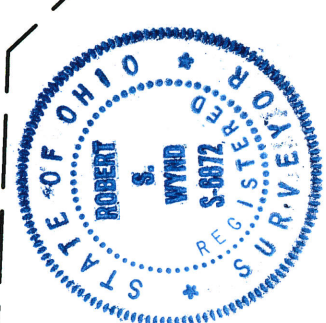
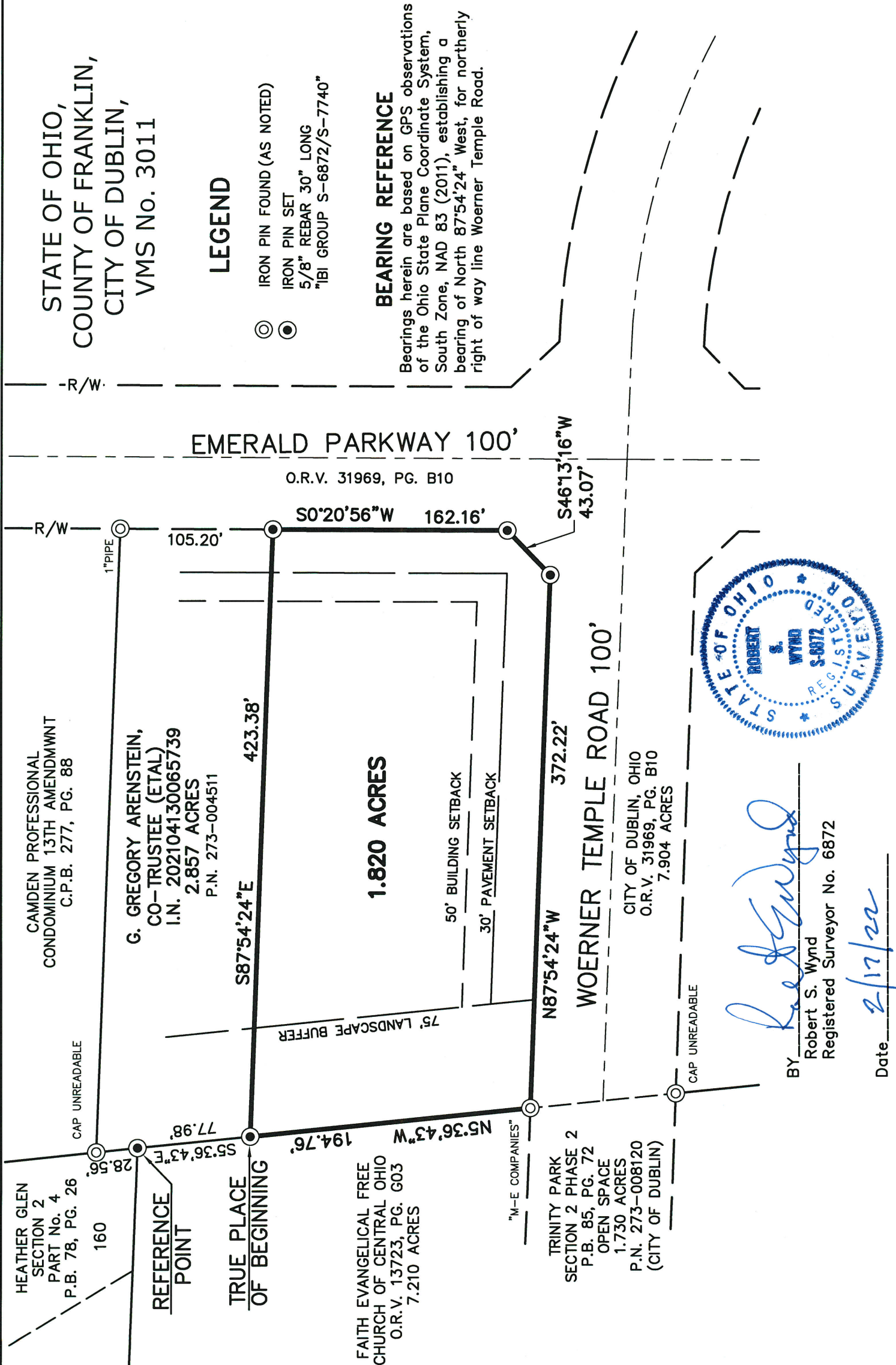
STATE OF OHIO,
 COUNTY OF FRANKLIN,
 CITY OF DUBLIN,
 VMS No. 3011

LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- IRON PIN SET
- 5/8" REBAR 30" LONG
- "IBI GROUP S-6872/S-7740"

BEARING REFERENCE

Bearings herein are based on GPS observations of the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011), establishing a bearing of North 87°54'24" West, for northerly right of way line Woerner Temple Road.



BY Robert S. Wynd
 Robert S. Wynd
 Registered Surveyor No. 6872
 Date 2/17/22