

**DESCRIPTION OF A 0.003 ACRE PARCEL
PARCEL 10-WD**

Situate in the State of Ohio, Franklin County, City of Columbus, T5N, R22W, Half Section 32, Section 23, Refugee Lands, part of part of Lot No. 35 of Frank J. Moeller's New Addition recorded in Plat Book 27, Page 85 conveyed to William Shade and Flossie M. Shade recorded in Deed Book 3372, Page 245 in the Franklin County Recorder's office and being more particularly described as follows:

Being a parcel lying on the left side of centerline of Fairwood Avenue.

Commencing at an iron pin set on the east line of Half Section 32 and the west line of Half Section 33 at the intersection of Gates Street at centerline station 10+00.00 and Fairwood Avenue at centerline station 25+40.92;

Thence North 04 Degrees 00 Minutes 49 Seconds East 24.85 feet along the centerline of Fairwood Avenue (50' right of way) being the east line of Half Section 32 and the west line of Half Section 33 to a point at centerline station 25+65.77;

Thence North 85 Degrees 59 Minutes 11 Seconds West 25.00 feet perpendicular to the centerline of Fairwood Avenue to the grantors southeast corner, the north right of way of Gates Street and the west right of way of Fairwood Avenue at 25.00 feet left of centerline station 25+65.77, said point being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** North 86 Degrees 19 Minutes 33 Seconds West 24.85 feet along the grantors south line and the north right of way of Gates Street to an iron pin set at the beginning of a curve at 49.85 feet left of centerline station 25+65.63;

Thence leaving the north right of way of Gates Street along a curve to the left 39.12 feet, having a central angle of 89 Degrees 39 Minutes 39 Seconds, a radius of 25.00 feet, and a chord of North 48 Degrees 50 Minutes 38 Seconds East 35.25 feet across the grantor to an iron pin set on the grantors east line and the west right of way of Fairwood Avenue at 25.00 feet left of centerline station 25+90.63;

Thence South 04 Degrees 00 Minutes 49 Seconds West 24.85 feet along the grantors east line and the west right of way of Fairwood Avenue to the **Point of Beginning**.

The above described contains 0.003 acres more or less including the present road which occupies 0.000 acres and is contained in Auditors Parcel Number 010-137918-00 which presently shows 0.170 acres (calculated).

Subject to all legal easements and rights of way.

All iron pins set are 3/4 inch diameter x 30 inch long rebar with a cap stamped "Canter S-7226".

All stations and offsets are referenced to the centerline of right of way of Fairwood Avenue.

Grantor claims title by Deed Book 3372, Page 245 in the Franklin County Recorder's office.

This Description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc., completed August 2014.

All bearings, coordinates and distances are expressed as NAD 83(86), Ohio State Plane South Zone Grid. Combined Scale Factor 0.99994897. Reference the centerline of Fairwood Avenue being North 04 Degrees 00 Minutes 49 Seconds East.