

**PARCEL 22-WD**  
**DESCRIPTION OF 0.5167 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus & Township of Plain, and being in Section 7, Township 2, Range 16, United States Military Lands, being part of 2.00 acre tract, as conveyed to Frederick L. Williamson as recorded in Official Record Volume 14674 H02 and Official Record Volume 23435 G17, all being of record in the Recorder's Office, Franklin County, Ohio.

Being a parcel of land lying on the left side of the centerline of Central College Road, and left side of the centerline of Harlem Road, and being more particularly described as follows:

**BEGINNING** for reference at existing monument FCGS 1825 at the centerline intersection of Central College Road and Harlem Road North, said centerline also being on the southerly line of Section 7 and the northerly line of Section 14, and being the southwesterly corner of a 2.266 acre tract, as conveyed to G & G Realty Services, LLC as recorded in Instrument No. 201402210021613, and the southeasterly corner of said 2.00 acre tract, and being on the northerly line of a 1.617 acre tract as conveyed to the City of Columbus as recorded in Official Record Volume 22969 Page A01, and referencing existing monument FCGS 8821 at **North 85 degrees 50 minutes 54 seconds West, 560.46 feet**, said FCGS 1825 also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing along the centerline of said Central College Road, and the southerly line of said 2.00 acre tract and the northerly line of said 1.617 acre tract, **North 85 degrees 50 minutes 54 seconds West, 223.72 feet** to a mag nail set, being 0.00 feet left of Central College Road centerline station 90+85.67, being at the southeasterly corner of a 2.00 acre tract as conveyed to Martha J. Marcom(25%), Richard B. Henry(25%), Charles T. Henry(25%), Paula Janelle Jenkins(25%), as recorded in Instrument No. 200607310149384 and 201409260127490 and 201606010068498, and being at the southwesterly corner of said 2.00 acre Williamson tract;

Thence along the easterly line of said 2.00 acre Marcom, et al. tract, and the westerly line of said 2.00 acre Williamson tract, **North 04 degrees 32 minutes 07 seconds East, 40.00 feet** to an iron pin set, being 40.00 feet left of Central College Road centerline station 90+85.94, passing the existing northerly line of Central College Road at 30.00 feet;

Thence across said 2.00 acre Williamson tract, **South 85 degrees 50 minutes 54 seconds East, 155.10 feet** to an iron pin set, being 40.00 feet left of Central College Road centerline station 92+41.04;

Thence continuing across said 2.00 acre Williamson tract, **North 11 degrees 08 minutes 16 seconds East, 34.78 feet** to an iron pin set, being 74.52 feet left of Central College Road centerline station 92+45.27;

Thence continuing across said 2.00 acre Williamson tract, **South 84 degrees 14 minutes 45 seconds East, 15.14 feet** to an iron pin set, being 74.10 feet left of Central College Road centerline station 92+60.40;

Thence continuing across said 2.00 acre Williamson tract, **North 04 degrees 12 minutes 36 seconds East, 83.44 feet** to an iron pin set on the westerly line of Harlem Road North, being 30.00 feet left of Harlem Road centerline station 31+75.13;

Thence continuing across said 2.00 acre Williamson tract and along the westerly line of said Harlem Road North, **North 02 degrees 36 minutes 53 seconds West, 289.69 feet** to an iron pin set, being 30.00 feet left of Harlem Road

centerline station 34+64.82, on the northerly line of said 2.00 acre Williamson tract, and the southerly line of a 5.012 acre tract as conveyed to Mark M. Sowle and Lesley A. Sowle, as recorded in Instrument No. 200404130081712;

Thence along the northerly line of said 2.00 acre Williamson tract, and the southerly line of said 5.012 acre tract, **South 85 degrees 58 minutes 25 seconds East, 30.20 feet** to a mag nail set, being 0.00 feet left of Harlem Road centerline station 34+61.33, being on the centerline of Harlem Road and on the westerly line of 1.438 acre tract, as conveyed to Kimberly Lane Baker Green and Larry Edward Green, as recorded in Instrument No. 201506030073090, referencing existing monument FCGS 1375 at **North 02 degrees 36 minutes 53 seconds West, 887.45 feet**;

Thence along the westerly line of said 2.266 acre tract and said 1.438 acre tract, and the easterly line of said 2.00 acre Williamson tract, **South 02 degrees 36 minutes 53 seconds East, 448.40 feet** to existing monument FCGS 1825, being 0.00 feet left of Central College Road centerline station 93+09.39 and 0.00 feet left of Harlem Road centerline station 30+12.93, said monument being the **POINT OF TRUE BEGINNING**, containing 0.5167 acres, more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

The above described area contains a total of 0.5167 acres within Franklin County Auditor's Parcel Number 220-000654-00, which includes 0.4408 acres in the present road occupied.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8230" inscribed on top.

The preceding description is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2012A). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of right of way of Central College Road, from the intersection with Harlem Road bearing easterly 1648.10 feet and having a bearing of South 86 degrees 10 minutes 10 seconds East, is designated the "basis of bearing" for this description.

This description was prepared by Matthew E. Ferris, Ohio Registered Professional Surveyor 8230 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from May 2016 through March 2018 under the direct supervision of Matthew E. Ferris, Ohio Registered Professional Surveyor 8230.

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Matthew E. Ferris, PS 8230

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