

**RIGHT OF WAY PARCEL
PARCEL 20-WD2
0.0002 ACRE TRACT (7.8 S.F.)
EXHIBIT "A"**

Situate in the City of Columbus, County of Franklin, State of Ohio, Virginia Military Survey No. 971, being part of Lot No. 6, Block No. 7 of Wilshire Heights Subdivision as recorded in Plat Book 15, Page 32 and conveyed to Doree P. Harris by deed recorded in Instrument No. 200210310276611 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Franklin County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing for reference at an iron pin set at the northwest corner of said Lot No. 6, being at the intersection of the south right of way line of Mound Street (50' public right of way, originally dedicated as Dartmoor Road, see City of Columbus Ordinance No. 196-43) with the east right of way line of Hague Avenue (60' public right of way);

thence along the north line of said Lot No. 6 and the south right of way line of said Mound Street, South eighty-one degrees forty-five minutes fifty-nine seconds East (S81°45'59"E) for thirty-four and 59/100 feet (34.59') to an iron pin set, said iron pin also being the **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence continuing along said lines, South eighty-one degrees forty-five minutes fifty-nine seconds East (S81°45'59"E) for thirteen and 50/100 feet (13.50') to an iron pin set;

thence leaving said lines across said Lot No. 6 for the following three (3) courses:

1. South eighty-six degrees fifty-five minutes thirty-one seconds West (S86°55'31"W) for four and 25/100 feet (4.25') to an iron pin set;
2. North eighty-one degrees forty-five minutes fifty-nine seconds West (N81°45'59"W) for five and 17/100 feet (5.17') to an iron pin set;
3. North seventy degrees twenty-seven minutes twenty-nine seconds West (N70°27'29"W) for four and 25/100 feet (4.25') to the **POINT OF BEGINNING**, containing .0002 acres (7.8 S.F.), more or less, subject however to all covenants, conditions, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

Iron pins set are 5/8" rebar, 30" in length, with a plastic plug placed on top inscribed with the name "WOOLPERT INC", unless otherwise noted. All monuments found are in good condition unless otherwise noted.

Bearings are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2007). Said bearings originated from said coordinate system by GPS observations and observations of Franklin County Survey Monuments 5/14 and COC 1-83. The portion of the centerline of Mound Street stretching west to east from Binns Boulevard to Ogden Avenue, having a bearing of S81°45'59"E, is designated the "Basis of Bearing" for this description.

