

**DESCRIPTION OF A 0.046 ACRE PARCEL
PARCEL 12-WD**

Situate in the State of Ohio, Franklin County, City of Columbus, part of Lot Number 7 of Laura B. Koons Fairwood Frebis Parcels in Auditor's Plat Book 20, Page 527, part of Lot Number 1 of the Plat of Partition among the heirs of George W. McCloud recorded in Plat Book 7, Page 75, part of Stone & Chittenden's Subdivision half Section 33 recorded in Deed Book 18, Page 241, Section 23, T5N, R22W, Refugee Lands, and being part of a 0.819 acre parcel conveyed to Veronica A. Turner recorded in Instrument Number 200307310239995 in the Franklin County Recorder's office and being more particularly described as follows:

Being a parcel lying on the right 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 185.14 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 the grantors southwest corner and the northwest corner of a 0.447 acre parcel conveyed to Lea Maokhamphiou recorded in Instrument Number 201309110154630 at centerline station 27+26.06, said point being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** North 04 Degrees 00 Minutes 49 Seconds East 79.88 feet along the grantors west line, the centerline of Fairwood Avenue being the east line of Half Section 32 and the west line of Half Section 33 to the grantors northwest corner and the southwest corner of a 0.819 acre parcel conveyed to Mary O. Moore recorded in Instrument Number 199811250304674 at centerline station 28+05.94;

Thence leaving the centerline of Fairwood Avenue South 86 Degrees 11 Minutes 27 Seconds East 25.00 feet along the grantors north line and the south line of said 0.819 acre parcel to an iron pin found on the east right of way of Fairwood Avenue at 25.00 feet right of centerline station 28+06.03;

Thence South 04 Degrees 00 Minutes 49 Seconds West 79.88 feet along the east right of way of Fairwood Avenue to an iron pin set on the grantors south line and the north line of a 0.447 acre parcel conveyed to Lea Maokhamphiou recorded in Instrument Number 201309110154630 at 25.00 feet right of centerline station 27+26.15;

Thence leaving the east right of way of Fairwood Avenue North 86 Degrees 11 Minutes 27 Seconds West 25.00 feet along the grantors south line and the north line of said 0.447 acre parcel to the **Point of Beginning**.

The above described contains 0.046 acres more or less including the present road which occupies 0.046 acres and is contained in Auditors Parcel Number 010-104210-00 which presently shows 0.819 acres.

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 Instrument Number 200307310239995 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.

Robert C. Canter, P.S. 7226

Date