

43-WD
DESCRIPTION OF 0.004 ACRES
Right of Way
6211 Cleveland LLC
6211-6219 Cleveland Ave

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 1, Township 2 North, Range 18 West, United States Military Lands and being part of Lots 116, 117, 118 and 119 as the same is numbered and delineated upon the recorded plat Amended Plat No.2 of North Home Acre Park in Plat Book 20, Page 2 and described in a deed to 6211 Cleveland LLC by deed of reference in Instrument No. 201308140139010. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

Commencing at an iron pin found at the intersection of the southerly line of Lot 116 of said plat Amended Plat No.2 of North Home Acre Park with the westerly right of way for Cleveland Avenue (width varies) (*witness iron pin 2.03' southeasterly from intersection*), said intersection being also the southwest corner of a parcel of land described to the City of Columbus by deed of reference in Official Record Book 17314C18;

Thence **N 04 degrees 05 minutes 37 seconds E** a distance **56.71 feet** with the westerly right of way line of Cleveland Avenue, the west line of said City of Columbus tract and the east line of the grantor's tract (*said Lot 116 and a portion of said Lot 117*) to an iron pin set and the **TRUE POINT OF BEGINNING**;

Thence **N 85 degrees 54 minutes 23 seconds W** a distance **3.00 feet** across the grantor's tract (*said Lot 117*) to an iron pin set;

Thence **N 03 degrees 21 minutes 33 seconds E** a distance **48.00 feet** across the grantor's tracts (*said Lots 117 & 118*) with a right of way line to an iron pin set;

Thence **S 89 degrees 18 minutes 22 seconds E** a distance **3.00 feet** across the grantor's tract to an iron pin set in the westerly right of way line for Cleveland Avenue, same being the west line of said City of Columbus tract and the east line of the grantor's tract (*said Lot 118*);

Thence **S 00 degrees 41 minutes 38 seconds W** a distance **23.17 feet** with the westerly right of way line for Cleveland Avenue, the west line of said City of Columbus tract and the east line of the grantor's tract (*said Lot 118*) to the southeast corner, being also a corner point in the westerly right of way line for Cleveland Avenue;

Thence **N 86 degrees 12 minutes 22 seconds W** a distance **0.75 feet** with the westerly right of way line for Cleveland Avenue, the west line of said City of Columbus tract and the southerly line of the grantor's tract (*said Lot 118*) to the northeast corner of the grantor's tract (*said Lot 117*), being also a corner point in the westerly right of way line for Cleveland Avenue;

Thence **S 04 degrees 05 minutes 37 seconds W** a distance **25.04 feet** with the westerly right of way line for Cleveland Avenue, the west line of said City of Columbus tract and the east line of the grantor's tract (*said Lot 117*) to the **TRUE POINT OF BEGINNING**, containing 0.004 acre of land more or less.

The above described area contains a total of **0.004 acres** with 0.002 acres being within Franklin County Auditor's Parcel Number 010-219218-00, which includes 0.000 acres in the present road occupied and with 0.002 acres being within Franklin County Auditor's Parcel Number 010-219219-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument No. 201308140139010 in the records of Franklin County, Ohio.

Iron pins set, as shown on plan and in the above description are 5/8 inch steel rod, thirty (30) inches long with a cap stamped "Rii".

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83 and were established utilizing ODOT's VRS System, GPS equipment and procedures and an established bearing of N 03°47'38" E on the centerline of Cleveland Avenue.

This description was prepared from existing records and a field survey performed in August 2014.

Resource International, Inc.

Mark S. Ward, P.S.
Professional Surveyor No. S-7514