

**PARCEL 17-WD**  
**DESCRIPTION OF 0.0258 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Section 14, Township 2, Range 16, United States Military Lands, being part of Lot 30 of West Albany Section 2, as dedicated in Plat Book 80, Page 73, as conveyed to Brian P. Shepherd, as recorded in Instrument No. 200410180240870, all being of record in the Recorder's Office, Franklin County, Ohio.

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

**BEGINNING** for reference at existing monument FCGS 5574 at the centerline intersection of Central College Road and Harlem Road South, also said centerline of Central College Road being on the southerly line of Section 7 and the northerly line of Section 14, and also being the northeasterly corner of 1.617 acre tract as conveyed to the City of Columbus as recorded in Official Record Volume 22969 Page A01;

Thence along the southerly line of said Section 7 and the northerly line of said Section 14 and said 1.617 acre tract, and the centerline of Central College Road, **North 85 degrees 50 minutes 54 seconds West, 498.13 feet** to a point, being 0.00 feet right of centerline station 88+19.12, passing existing monument FCGS 1825 at 7.86 feet, and referencing existing monument FCGS 8821 at **North 85 degrees 50 minutes 54 seconds West, 70.19 feet**;

Thence leaving said centerline and across said 1.617 acre tract, **South 04 degrees 09 minutes 06 seconds West, 40.00 feet** to an iron pin set, being 40.00 feet right of centerline station 88+19.12 being on the southerly line of said 1.617 acre tract and the southerly line of said Central College Road, and the northeasterly corner of said Lot 30 and the northwesterly corner of Lot 215 of West Albany Section 2 A Subdivision Of Reserve A And Reserve B Thereof, as dedicated in Plat Book 94, Page 44, as conveyed to Glenn M. Showalter and Angela M. Showalter, as recorded in Instrument No. 201112020157221 and 201709290136429, said iron pin also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the easterly line of said Lot 30 and the westerly line of said Lot 215, **South 04 degrees 41 minutes 19 seconds West, 10.00 feet** to an iron pin set being 50.00 feet right of centerline station 88+19.03;

Thence across said Lot 30, **North 85 degrees 50 minutes 54 seconds West, 70.34 feet** to an iron pin set, being 50.00 feet right of centerline station 87+48.69 (back) and station 87+49.15 (ahead);

Thence continuing across said Lot 30, **North 85 degrees 18 minutes 53 seconds West, 47.03 feet** to an iron pin set, being 50.00 feet right of centerline station 87+02.12, being on the southeasterly line of Bethany Drive (60'), as dedicated by said West Albany Section 2, and on the northwesterly line of Lot 30;

Thence along the said southeasterly line and said northwesterly line along a curve to the right, having a radius of 20.00 feet, a delta angle of 60 degrees 00 minutes 00 seconds, an arc length of 20.94 feet, and a chord bearing and distance of **North 64 degrees 41 minutes 07 seconds East, 20.00 feet** to an iron pin set, being 40.00 feet right of centerline station 87+19.44, being on the southerly line of said 1.617 acre tract, and the southerly line of said Central College Road;

Thence continuing along the southerly line of said 1.617 acre tract, and the southerly line of said Central College Road, and the northerly line of said Lot 30, **South 85 degrees 18 minutes 53 seconds East, 29.67 feet** to an iron pin set,

being 40.00 feet right of centerline station 87+49.11 (back) and station 87+48.74 (ahead);

Thence continuing along the southerly line of said 1.617 acre tract, and the southerly line of said Central College Road, and the northerly line of said Lot 30, **South 85 degrees 50 minutes 54 seconds East, 70.38 feet** to an iron pin set, being 40.00 feet right of centerline station 88+19.12, said pin being the **POINT OF TRUE BEGINNING**, containing 0.0258 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 0.0258 acres within Franklin County Auditor's Parcel Number 010-229337-00, which includes 0.000 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.

---

Matthew E. Ferris, PS 8230

Date