

PARCEL 19-WD
DESCRIPTION OF 0.0149 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 216 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 Divon Nguyen and Ngoclan Trinh, as recorded in Instrument No. 200411010250830 and 201311250194872, 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, 368.13 feet** to a point, being 0.00 feet right of centerline station 89+49.12, passing existing monument FCGS 1825 at 7.86 feet, and referencing existing monument FCGS 8821 at **North 85 degrees 50 minutes 54 seconds West, 200.19 feet**;

Thence leaving said centerline and across said 1.617 acre tract, **South 04 degrees 09 minutes 06 seconds West, 40.00 feet** to a $\frac{3}{4}$ " iron pipe found, capped "JAM5963", being 40.00 feet right of centerline station 89+49.12, 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 216 and the northwesterly corner of Lot 217 of said West Albany Section 2 A Subdivision Of Reserve A And Reserve B Thereof, as conveyed to Nelson H. Grover and Pamela M. Grover, as recorded in Instrument No. 201604280052962, said iron pin also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the easterly line of said Lot 216 and the westerly line of said Lot 217, **South 04 degrees 41 minutes 19 seconds West, 10.00 feet** to an iron pin set, being 50.00 feet right of centerline station 89+49.03;

Thence across said Lot 216, **North 85 degrees 50 minutes 54 seconds West, 65.00 feet** to an iron pin set, being 50.00 feet right of centerline station 88+84.03, being on the westerly line of Lot 216 and the easterly line of Lot 215 of said West Albany Section 2 A Subdivision Of Reserve A And Reserve B Thereof, as conveyed to Glenn M. Showalter and Angela M. Showalter, as recorded in Instrument No. 201112020157221 and 201709290136429;

Thence along the easterly line of said Lot 215 and the westerly line of said Lot 216, **North 04 degrees 41 minutes 19 seconds East, 10.00 feet** to an iron pin set, being 40.00 feet right of centerline station 88+84.12, 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 215 and the northwesterly corner of said Lot 216;

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 216, **South 85 degrees 50 minutes 54 seconds East, 65.00 feet** to said iron pin found, being 40.00 feet right of centerline station 89+49.12 said pin being the **POINT OF TRUE BEGINNING**, containing 0.0149 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 0.0149 acres within Franklin County Auditor's Parcel Number 010-252985-00, 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