

28-WD
DESCRIPTION OF 0.002 ACRES
Proposed Right of Way
Jerald E. Mann
2738 Cleveland Ave

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 1, Township 1 North, Range 18 West, United States Military Lands and being the north half of Lot 8 and all of Lot 9 as the same is numbered and delineated upon the recorded plat Elm Dale in Plat Book 7, Page 454 and described in a deed to Jerald E. Mann by deed of reference in Official Record Book 16263D18. 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 the intersection of the southerly right of way line for Melrose Avenue (50' width east of Cleveland Ave) with the easterly right of way for Cleveland Avenue (70' width) this location, said point also being the northwest corner of Lot 11 of said plat of Elm Dale;

Thence **S 03 degrees 28 minutes 37 seconds W** a distance of **80.00 feet** with the easterly right of way line of Cleveland Avenue and the west boundary line of said plat Elm Dale to an iron pin set in the southwest corner of Lot 10 of said plat Elm Dale, same being the northwest corner of grantors tract (*said Lot 9*) an being the **TRUE POINT OF BEGINNING**;

Thence **S 86 degrees 31 minutes 23 seconds E** a distance of **5.00 feet** with the south line of said Lot 10 and the north line of the grantor's tract (*said Lot 9*) to an iron pin set, said iron pin being 5.00 feet east of the easterly right of way line for Cleveland Avenue as measured by right angles;

Thence **S 03 degrees 28 minutes 37 seconds W** a distance **12.95 feet** across the grantor's tract with a proposed right of way line being 5.00 feet east of and parallel with the easterly right of way line for Cleveland Avenue as measured by right angles to an iron pin set;

Thence **N 86 degrees 31 minutes 23 seconds W** a distance **5.00 feet** across the grantor's tract with a proposed right of way to an iron pin set in the easterly right of way line for Cleveland Avenue, being also the west line of the grantor's tract (*said Lot 9*);

Thence **N 03 degrees 28 minutes 37 seconds E** a distance of **12.95 feet** with the to the easterly right of way line for Cleveland Avenue and the west line of the grantor's tract (*said Lot 9*) to the **TRUE POINT OF BEGINNING**, containing 0.002 acre of land more or less.

The above described area contains a total of **0.002 acres** within Franklin County Auditor's Parcel Number 010-059317-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Official Record Book 16263D18 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 established bearing of N 03°28'37" 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