

**PARCEL 41-WD**  
**DESCRIPTION OF 0.1533 ACRES**

Situated in the State of Ohio, County of Franklin, Township of Plain, and being in Section 7, Township 2, Range 16, United States Military Lands, being part of 1.438 acre tract, as conveyed to Kimberly Lane Baker Green and Larry Edward Green, as recorded in Instrument No. 201506030073090, 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 Harlem Road and being more particularly described as follows:

**BEGINNING** for reference at existing monument FCGS 1825 at the centerline intersection of Central College Road and Harlem Road North, also said centerline of Central College Road being on the southerly line of Section 7 and the northerly line of Section 14;

Thence along the centerline of Harlem Road and the westerly line of a 2.266 acre tract, as conveyed to G & G Realty Services, LLC as recorded in Instrument No. 201402210021613, and the easterly line of a 2.00 acre tract as conveyed to Frederick L. Williamson as recorded in Official Record Volume 14674 H02 and Official Record Volume 23435 G17, **North 2 degrees 36 minutes 53 seconds West, 282.00 feet** to a mag nail set, being 0.00 feet right of centerline station 32+94.93, and being the northwesterly corner of said 2.266 acre tract and the southwest corner of said 1.438 acre tract, said mag nail also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing along the centerline of said Harlem Road, and the westerly line of said 1.438 acre tract and the easterly line of said 2.0 acre tract, **North 2 degrees 36 minutes 53 seconds West, 166.92 feet** to a mag nail set, being 0.00 feet right of centerline station 34+61.85, being at the southwest corner of a 1.296 acre tract as conveyed to James W. Bryant, as recorded in Instrument No. 200211010278107 and Official Record Volume 12564 A18 and Official Record Volume 4026 G19, and being at the northwesterly corner of said 1.438 acre tract, and referencing existing monument FCGS 1375 at **North 02 degrees 36 minutes 53 seconds West, 886.93 feet**;

Thence along the southerly line of said 1.296 acre tract, and the northerly line of said 1.438 acre tract, **South 86 degrees 09 minutes 09 seconds East, 40.26 feet** to an iron pin set, being 40.00 feet right of centerline station 34+57.32, passing the existing easterly line of Harlem Road at 30.19 feet;

Thence across said 1.438 acre tract, **South 2 degrees 36 minutes 53 seconds East, 166.92 feet** to an iron pin set, being 40.00 feet right of centerline station 32+90.40, on the northerly line of said 2.266 acre tract, and the southerly line of said 1.438 acre tract;

Thence along the southerly line of said 1.438 acre tract, and the northerly line of said 2.266 acre tract, **North 86 degrees 09 minutes 14 seconds West, 40.26 feet** to a mag nail set, being 0.00 feet right of centerline station 32+94.93 passing the existing easterly line of Harlem Road at 10.06 feet, said mag nail being the **POINT OF TRUE BEGINNING**, containing 0.1533 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 0.1533 acres within Franklin County Auditor's Parcel Number 220-001976-00, which includes 0.1150 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.

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Matthew E. Ferris, PS 8230

Date