

**DESCRIPTION OF A 0.027 ACRE PARCEL
PARCEL 4-WD**

Situate in the State of Ohio, Franklin County, City of Columbus, Part of Lot No. 7 of Nathaniel Merion's Subdivision recorded in Plat Book 1, Page 189, T5N, R22W, Half Section 38, Section 26, Refugee Lands and being part of a 0.599 acre parcel conveyed to S.O.I. Properties #4, LLC. recorded in Instrument Number 199811020279672 in the Franklin County Recorder's office and being more particularly described as follows:

Being a parcel lying on the right side of centerline of Fairwood Avenue.

Commencing at an iron pin set at the intersection of Frebis Avenue at centerline station 10+04.36 and Fairwood Avenue at centerline station 18+28.87 (reference the west line of Half Section 38 and the east line of Half Section 39 being South 86 Degrees 11 Minutes 27 Seconds East 8.73 feet);

Thence South 03 Degrees 16 Minutes 21 Seconds West 192.04 feet along the centerline of Fairwood Avenue (50' right of way) to centerline station 16+36.83.

Thence South 86 Degrees 43 Minutes 39 Seconds East 25.00 feet perpendicular to the centerline of Fairwood Avenue to an iron pipe found at the grantors southwest corner, the northwest corner of a 0.265 acre parcel conveyed to J 3 M & E, LLC. recorded in Instrument Number 200508290177188, the east line of City of Columbus recorded in Deed Book 2452, Page 507 and the east right of way of Fairwood Avenue at 25.00 feet right of centerline station 16+36.83, said pipe found being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** North 03 Degrees 16 Minutes 21 Seconds East 161.81 feet along the grantors west line, the east line of said City of Columbus and the east right of way of Fairwood Avenue to the grantors northwest corner, the southwest corner of City of Columbus recorded in Deed Book 2659, Page 294, the east right of way of Fairwood Avenue and the south right of way of Frebis Avenue at 25.00 feet right of centerline station 17+98.64;

Thence South 86 Degrees 11 Minutes 27 Seconds East 7.00 feet along the grantors north line, the south line of City of Columbus recorded in Deed Book 2659, Page 294 and the south right of way of Frebis Avenue to a point at 32.00 feet right of centerline station 17+98.57;

Thence across the grantor the following three courses:

1. South 03 Degrees 16 Minutes 21 Seconds West 147.45 feet to an iron pin set at 32.00 feet right of centerline station 16+51.12;
2. South 86 Degrees 43 Minutes 39 Seconds East 3.00 feet to an iron pin set at 35.00 feet right of centerline station 16+51.12;
3. South 03 Degrees 16 Minutes 21 Seconds West 14.29 feet to an iron pin set on the grantors south line and the north line of said 0.265 acre at 35.00 feet right of centerline station 16+36.83;

Thence North 86 Degrees 43 Minutes 39 Seconds West 10.00 feet along the grantors south line and the north line of said 0.265 acre parcel to the **Point of Beginning**.

The above described contains 0.027 acres more or less including the present road which occupies 0.000 acres and is contained in Auditors Parcel Number 010-104339-00 which presently shows 0.599 acres.

Subject to all legal easements and rights of way.

All iron pins set are 3/4 inch diameter x 30 inch long rebar with a cap stamped "Canter S-7226".

All stations and offsets are referenced to the centerline of right of way of Fairwood Avenue.

Grantor claims title by Instrument Number 199811020279672 in the Franklin County Recorder's office.

This Description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc., completed August 2014.

All bearings, coordinates and distances are expressed as NAD 83(86), Ohio State Plane South Zone Grid. Combined Scale Factor 0.99994897. Reference the centerline of Fairwood Avenue being North 03 Degrees 16 Minutes 21 Seconds East.

Robert C. Canter, P.S. 7226

Date