

**32-WD**  
**DESCRIPTION OF 0.026 ACRES**  
**Right of Way**  
**B&Y Group, LLC**  
**3350 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 part of 1.006 acres tract of land described in a deed to B&Y Group, LLC by deed of reference in Instrument No. 201403170032314. 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 a set iron pin at the intersection of the easterly right of way for Cleveland Avenue (width varies) as conveyed to the Franklin County Commissioners in Deed Book 3340, Page 733, with the north line of the grantor's 1.006 acres tract, said intersection being the northwest corner of the grantor's tract;

Thence **S 20 degrees 27 minutes 31 seconds W** a distance of **139.03 feet** with the easterly right of way line for Cleveland Avenue and the west line of the grantor's tract to an iron pin set and the **TRUE POINT OF BEGINNING**;

Thence **S 69 degrees 32 minutes 29 seconds E** a distance **3.00 feet** across the grantor's tract to an iron pin set;

Thence **S 20 degrees 27 minutes 31 seconds W** a distance **18.00 feet** across the grantor's tract to an iron pin set;

Thence **S 69 degrees 32 minutes 29 seconds E** a distance **21.00 feet** across the grantor's tract to an iron pin set;

Thence **S 20 degrees 27 minutes 31 seconds W** a distance **44.00 feet** across the grantor's tract to an iron pin set;

Thence **N 69 degrees 32 minutes 29 seconds W** a distance of **24.00 feet** across the grantor's tract to an iron pin set in the easterly right of way line for Cleveland Avenue, being also the grantor's west line;

Thence **N 20 degrees 27 minutes 31 seconds E** a distance **62.00 feet** with the easterly right of way line for Cleveland Avenue and the grantor's west line to the **TRUE POINT OF BEGINNING**, containing 0.026 acre of land more or less.

The above described area contains a total of **0.026 acres** within Franklin County Auditor's Parcel Number 010-214339-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument No. 201403170032314 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 20°27'31" 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.

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Mark S. Ward, P.S.  
Professional Surveyor No. S-7514