

**11-WD**  
**DESCRIPTION OF 0.005 ACRES**  
**Proposed Right-of-Way**  
**Virgil S. Schnell Jr.**  
**1024 Cleveland Ave**

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 4 Township 5, Range 22, Refugee Lands and being part of Lot 1 and the Reserve tract as the same is numbered and delineated upon the recorded plat of M Kingsry's Sugar Grove Addition in Plat Book 5, Page 495 and described in a deed to Virgil S. Schnell Jr. and Margie Schnell by deed of record in Instrument No. 200812180181611. 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 north right of way line of Gibbard Avenue (50' width) with the easterly right of way of Cleveland Avenue (60' width), said intersection being also the southwest corner of Lot 12 as the same is numbered and delineated upon the recorded plat Wooley's Reserve Addition in Plat Book 7, Page 188;

Thence **N 03 degrees 46 minutes 19 seconds E** a distance of **197.00 feet** with the easterly right of way line for Cleveland Avenue, to an iron pin set in the northwest corner of a tract of land described in a deed to Boys and Girls Club of Columbus, Inc. by deed of record in Instrument No. 200706220109745, same being the southwest corner of the grantor's (*said Reserve*) tract and being the **TRUE POINT OF BEGINNING**;

Thence continue **N 03 degrees 46 minutes 19 seconds E** a distance of **40.00 feet** with the easterly right of way line for Cleveland Avenue and the grantor's west line (*said Reserve*) to an iron pin set in the northwest corner of said Reserve tract, being also the southwest corner of the grantor's said Lot 1;

Thence **S 86 degrees 13 minutes 41 seconds E** a distance **6.00 feet** with the south line of said Lot 1 and the north line of said Reserve tract to an iron pin set, said iron pin being 6.00 feet east of the easterly right of way line for Cleveland Avenue as measured by right angles;

Thence **S 03 degrees 46 minutes 19 seconds W** a distance of **40.00 feet** across the grantor's (*said Reserve*) tract with a proposed right of way line being 6.00 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 in the north line of said Boys and Girls Club of Columbus tract, same being the south line of the grantor's (*said Reserve*) tract;

Thence **N 86 degrees 13 minutes 41 seconds W** a distance **6.00 feet** with the north line of the Boys and Girls Club of Columbus tract and the south line of the grantor's (*said Reserve*) tract to the easterly right of way line of Cleveland Avenue and the ***TRUE POINT OF BEGINNING***; containing 0.005 acre of land more or less.

The above described area contains a total of **0.005 acres** within Franklin County Auditor's Parcel Number 010-032057-00, which includes 0.000 acres in the present road occupied

Grantor claims title by Instrument recorded in Instrument No. 200812180181611 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°46'19" 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