

27-WD
DESCRIPTION OF 0.005 ACRES
Right of Way
Webber Corner, LLC
2727 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 Lot 13 and Lot 14 and part of Lot 15 as the same is numbered and delineated upon the recorded plat Kenmore Park in Plat Book 18, Page 36 and described as a 0.432 acre tract of land in a deed to Webber Corner, LLC by deed of reference in Instrument No. 200701120007301. 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 north line of said Lot 13 with the westerly right of way for Cleveland Avenue (70' width) this location, said point also being the northeast corner of the grantor's 0.432 acre tract, same being also the east boundary line of said plat of Kenmore Park;

Thence **S 03 degrees 28 minutes 37 seconds W** a distance of **78.86 feet** with the westerly right of way line of Cleveland Avenue and the east line of the grantor's 0.432 acre tract to an iron pin set and being the **TRUE POINT OF BEGINNING**;

Thence continue **S 03 degrees 28 minutes 37 seconds W** a distance of **40.85 feet** with the westerly right of way line of Cleveland Avenue and the east line of the grantor's tract to an iron pin set in the northeast corner of a tract of land described in a deed to The City of Columbus as conveyed in Official Record Book 8198B01;

Thence **S 38 degrees 26 minutes 11 seconds W** a distance of **8.73 feet** with the westerly right of way line of Cleveland Avenue, the westerly line of said City of Columbus tract and the east line of the grantor's tract to an iron pin set;

Thence **N 03 degrees 28 minutes 37 seconds E** a distance **48.00 feet** across the grantor's tract with a right of way line being 5.00 feet west of and parallel with the westerly right of way line for Cleveland Avenue as measured by right angles to an iron pin set;

Thence **S 86 degrees 31 minutes 23 seconds E** a distance of **5.00 feet** across the grantor's tract to the westerly right of way line for 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 010-197792-00, which includes 0.000 acres in the present road occupied.

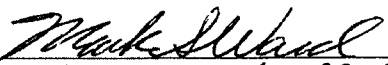
Grantor claims title by Instrument recorded in Instrument No. 200701120007301 in the records of Franklin County, Ohio.

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. 11-16-15
Professional Surveyor No. S-7514

M-184
Split
8.73ft South East line
40.85ft East line
off at South East Corner
out of
(010)
197792

