

PARCEL 23-T
DESCRIPTION OF 0.0183 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Section 14, Township 2, Range 16, United States Military Lands, being part of a 2.266 acre tract, as conveyed to G & G Realty Services, LLC as recorded in Instrument No. 201402210021613, 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 the left side of the centerline of Central College 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, and being the southwesterly corner of said 2.266 acre tract, and the southeasterly corner 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, and being on the northerly line of 1.617 acre tract as conveyed to the City of Columbus as recorded in Official Record Volume 22969 Page A01, and referencing existing monument FCGS 8821 at **North 85 degrees 50 minutes 54 seconds West, 560.46 feet,**

Thence continuing along the centerline of said Harlem Road, and the westerly line of said 2.266 acre tract and the easterly line of said 2.00 acre tract, **North 02 degrees 36 minutes 53 seconds West, 282.00 feet** to a mag nail set, being 0.00 feet right of Harlem Road centerline station 32+94.93, being the southwesterly corner of a 1.438 acre tract as conveyed to Kimberly Lane Baker Green and Larry Edward Green, as recorded in Instrument No. 201506030073090, and being the northwesterly corner of said 2.266 acre tract;

Thence leaving said centerline along the southerly line of said 1.438 acre tract and the northerly line of said 2.266 acre tract, **South 86 degrees 09 minutes 14 seconds East, 40.26 feet** to an iron pin set, being 40.00 right of centerline station 32+90.40, passing a found iron pin at 30.19 feet, passing an iron pin set at 35.22 feet, said iron pin also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the northerly line of said 2.266 acre tract and the southerly line of said 1.438 acre tract, **South 86 degrees 09 minutes 14 seconds East, 5.03 feet,** being 45.00 feet right of said Harlem Road centerline station 32+89.83;

Thence across said 2.266 acre tract, **South 02 degrees 36 minutes 53 seconds East, 217.13 feet** to an iron pin set, being 64.49 feet left of said Central College Road centerline station 93+47.40;

Thence continuing across said 2.266 acre tract, **North 05 degrees 04 minutes 38 seconds West, 116.37 feet** to an iron pin set, being 40.00 feet right of said Harlem Road centerline station 31+88.97;

Thence continuing across said 2.266 acre tract, **North 02 degrees 36 minutes 53 seconds West, 101.43 feet** to an iron pin set, being 40.00 feet right of said Harlem Road centerline station 32+90.40, being on the northerly line of said 2.266 acre tract and on the southerly line of said 1.438 acre tract, said iron pin being the **POINT OF TRUE BEGINNING**, containing 0.0183 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 0.0183 acres within Franklin County Auditor's Parcel Number 220-001113-00, which includes 0.000 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.

Matthew E. Ferris, PS 8230

Date