

HUDSON ST & PARKWOOD AVE
136934 - 9-WD
RIGHT-OF-WAY
2219 PARKWOOD AVE
DESCRIPTION OF 0.002 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 4, Township 1, Range 18, of the United States Military Lands and being part of Lot 26 of Mul-Bur Heights Addition as the same is numbered and delineated upon the plat of record in Plat Book 16, Page 2 and described in a deed to Knotty Pine Lounge, LLC by deed of record in Instrument No.201305070075393. 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 mag nail set in the centerline intersection of Hudson Street (60' width) with the centerline intersection of Parkwood Avenue (60' width);

Thence **N 03 degrees 32 minutes 43 seconds E** a distance of **30.00 feet** with the centerline of Parkwood Avenue to a point in said centerline;

Thence **N 86 degrees 10 minutes 17 seconds W** a distance of **30.00 feet** across Parkwood Avenue roadway to an 5/8" iron pipe found (*witness 1.4 feet northeast from corner*) in the southeast corner of said Lot 26, same also being the existing northerly right of way line for Hudson Street and being the **TRUE POINT OF BEGINNING**;

Thence continuing **N 86 degrees 10 minutes 17 seconds W** a distance of **23.13 feet** with the existing northerly right of way line for Hudson Street and the southerly line of said Lot 26 to an iron pin set;

Thence **N 72 degrees 42 minutes 22 seconds E** a distance of **24.75 feet** across said Lot 26 to an iron pin set in the existing westerly right of way line for Parkwood Avenue, same being the east line of said Lot 26;

Thence **S 03 degrees 32 minutes 43 seconds W** a distance of **8.92 feet** with the existing westerly right of way line for Parkwood Avenue and the easterly line of said Lot 26 to the southeast corner of said Lot 26 and the **TRUE POINT OF BEGINNING**; containing 0.002 acres of land, more or less.

The above described area contains a total of **0.002 acres** within Franklin County Auditor's Parcel Number 010-070794-00, which includes 0.000 acres in the present road occupied,

Grantor claims title by Instrument recorded in Instrument No.201305070075393 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 plastic cap stamped "Rii".

Mag nail set, as shown on plan and in above description are magnetically enhanced nails (zinc plated) two and one half (2-1/2") in length by one quarter inch (1/4") head

This description was prepared by Mark S. Ward, professional Surveyor No. S-7514, and was based on available public records and actual field survey of the premises performed by Resource International, Inc. in September, 2018. 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 an established bearing of S 86°10' 17" E on the centerline of Hudson Street.

Resource International, Inc.

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