

41-WD
DESCRIPTION OF 0.004 ACRES
Right of Way
BL&G Limited Liability Company
5930 Cleveland Ave

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 3, Township 2 North, Range 17 West, United States Military Lands and being part of Lot 4 as the same is numbered and delineated upon the recorded plat of Ruckmoor in Plat Book 24, Page 48-B and described in a deed to BL&G Limited Liability Company by deed of reference in Instrument No. 200311070357868. 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 an iron pin set at the intersection of the northerly line of Lot 3 of said plat Ruckmoor with the easterly right of way for Cleveland Avenue (80' width) this location, said intersection being also the southwest corner of the grantor's tract (*said Lot 4*) and the **TRUE POINT OF BEGINNING**;

Thence **N 03 degrees 14 minutes 26 seconds E** a distance **18.06 feet** with the easterly right of way line of Cleveland Avenue and the west line of the grantor's tract (*said Lot 4*) to an iron pin set;

Thence **S 86 degrees 45 minutes 34 seconds E** a distance **9.00 feet** across the grantor's tract to an iron pin set; said iron pin being 9.00 feet east of the easterly right of way line for Cleveland Avenue as measured by right angles;

Thence **S 03 degrees 14 minutes 26 seconds W** a distance **18.00 feet** across the grantor's tract with a right of way line being 9.00 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 Lot 3, same being the south line of the grantor's tract (*said Lot 4*);

Thence **N 87 degrees 07 minutes 28 seconds W** a distance **8.99 feet** with the north line of said Lot 3 and the south line of the grantor's tract (*said Lot 4*) to a point in the easterly right of way line for Cleveland Avenue and the **TRUE POINT OF BEGINNING**, containing 0.004 acre of land more or less.

The above described area contains a total of **0.004 acres** within Franklin County Auditor's Parcel Number 010-148364-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument No. 200311070357868 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°14'26" 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.
Professional Surveyor No. S-7514