

**RAKEFORD DR & APLEY PL**  
**137349 1-WD3**  
**RIGHT-OF-WAY**  
**APLEY PLACE**  
**DESCRIPTION OF 0.008 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus being located in North Half of Section 9, Quarter Township 3, Township 2, Range 17, of the United States Military Lands and being a part of the 1.620 acres Open Space known as Open Space as shown and delineated upon a plat titled "The Commons at Parkridge" of record in record Plat Book 57, Page 110 and described in a deed to Parkridge Commons Association by deed of record in Official Record Book 2385C14. 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 Rakeford Drive (29' width) with the centerline of Apley Place (29' width);

Thence **S 10 degrees 39 minutes 30 seconds W** a distance of **29.72 feet** with the centerline of Apley Place to a point;

Thence **S 79 degrees 20 minutes 30 seconds E** a distance of **14.80 feet** across Apley Place roadway to an iron pin set in the existing easterly right of way line, same being the northwesterly of "The Commons at Parkridge" said 1.620 acres Open Space, said point lies on a curve and being the **TRUE POINT OF BEGINNING**;

Thence on the arc of a curve to the right with the existing easterly right of way line of Apley Place and the northwesterly line of said 1.620 acres Open Space and with the existing southerly right of way line of Rakeford Drive, having as its elements a delta of  $75^{\circ}38'16''$ , a radius of 20.00 feet, an arc length of 26.40 feet with a **Chord Bearing of N58°23'17"E with a Chord length of 24.53 feet** to an iron pin set at the point of tangency;

Thence **S 83 degrees 47 minutes 35 seconds E** a distance of **7.42 feet** with the existing southerly right of way line of Rakeford Drive and the northerly line of said 1.620 acres Open Space to an iron pin set;

Thence **S 06 degrees 11 minutes 21 seconds W** a distance of **15.75 feet** across said 1.620 acres Open Space to an iron pin set;

Thence **N 82 degrees 16 minutes 32 seconds W** a distance of **26.81 feet** across said 1.620 acres Open Space to the existing easterly right of way line of Apley Place and the ***TRUE POINT OF BEGINNING***; containing 0.008 acres of land, more or less.

The above described area contains a total of **0.008 acres** within Franklin County Auditor's Parcel Number 600-187079-00, which includes 0.000 acres in the present road occupied and with an overlap of 0.008 acres of a 38 feet wide utility easement as shown and delineated upon the plat titled "The Commons at Parkridge" of record in record Plat Book 57, Page 110.

Grantor claims title by Instrument recorded in Official Record Book 2385C14 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 10°39' 30" W on the centerline of Apley Place.

Resource International, Inc.

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