

11-WD
0.170 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Survey Number 3453 of the Virginia Military District, being part of the 5.031 acre tract conveyed to Mohamad Daneshmand and Roya S. Daneshmand by deed of record in Official Record 33245D08 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING, FOR REFERENCE, at Franklin County Geodetic Survey monument number 8855 found marking an angle point in the centerline of Avery Road and on an easterly line of a remainder of the 139.874 acre tract conveyed to Homewood Corporation by deed of record in Official Record 23250A17, also located on the line between said Survey Number 3453 and Survey Number 3012 of the Virginia Military District;

thence South 05° 27' 44" East, with said centerline, said easterly line, the easterly line of the 5.217 acre tract conveyed to City of Columbus, Ohio by deed of record in Instrument Number 201409220124635, the easterly line of the 3.220 acre tract conveyed to Tarek M. Moussa and Bayan Sibaii by deed of record in Instrument Number 201304220066013, the easterly line of the 2.000 acre tract conveyed to Tarek M. Moussa and Bayan Sibaii by deed of record in Instrument Number 201304220066012, and said Survey line, a distance of 455.08 feet, to a magnetic nail set at a southeasterly corner of said 2.000 acre tract and the northeasterly corner of said 5.031 acre tract, being the **TRUE POINT OF BEGINNING**;

thence South 05° 27' 44" East, continuing with said centerline, with the easterly line of said 5.031 acre tract, and continuing with said Survey line, a distance of 184.85 feet, to a magnetic nail set at a southeasterly corner thereof and the northeasterly corner of the 5.152 acre tract conveyed to Russian Baptist Church by deed of record in Instrument Number 201309180159385;

thence South 84° 32' 56" West, with the northerly line of said 5.152 acre tract and the southerly line of said 5.031 acre tract, a distance of 40.00 feet, to an iron pin set;

thence North 05° 27' 44" West, a distance of 184.85 feet, to an iron pin set in the northerly line of said 5.031 acre tract and the southerly line of said 2.000 acre tract;

North 84° 32' 56" East, with the line common to said 5.031 acre and 2.000 acre tracts, a distance of 40.00 feet, to the **TRUE POINT OF BEGINNING**, containing 0.170 acre, more or less of which 0.127 acre is located within the present right-of-way as occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown hereon were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments, including FCGS 8876 and FCGS 2221, and are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, 1986 Adjustment, having a calculated bearing of North 88° 53' 20" East.

This description is based on an actual field survey performed by EMH&T.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

Date