

**DESCRIPTION OF A 0.005 ACRE PARCEL
PARCEL 17-T**

Situate in the State of Ohio, Franklin County, City of Columbus, Half Section 33, Section 23, T5N, R22W, Refugee Lands, and being part of Lot No. 3 of Fairgate Subdivision recorded in Plat Book 27, Page 92A conveyed to Preferred Properties Real Estate, LLC recorded in Instrument Number 201108190103856 in the Franklin County Recorder's office and being more particularly described as follows:

Being a parcel lying on the right side of centerline of Fairwood Avenue.

Commencing at an iron pin set on the east line of Half Section 32 and the west line of Half Section 33 at the intersection of Gates Street at centerline station 10+00.00 and Fairwood Avenue at centerline station 25+40.92;

Thence South 04 Degrees 00 Minutes 49 Seconds West 134.28 feet along the centerline of Fairwood Avenue (50' right of way) being the east line of Half Section 32 and the west line of Half Section 33 to a point at centerline station 24+06.64;

Thence South 85 Degrees 59 Minutes 11 Seconds East 25.00 feet perpendicular to the centerline of Fairwood Avenue to the northwest corner of Lot No. 3 of Fairgate Subdivision, the southwest corner of Lot No. 2 of Fairgate Subdivision and the east right of way of Fairwood Avenue at 25.00 feet right of centerline station 24+06.64, said point being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** South 86 Degrees 03 Minutes 26 Seconds East 4.50 feet along the grantors north line and the south line of Lot No. 2 of Fairgate Subdivision to a point at 29.50 feet right of centerline station 24+06.65;

Thence across the grantor South 04 Degrees 00 Minutes 49 Seconds West 50.32 feet to a point on the grantors south line and the north line of Lot No. 4 of Fairgate Subdivision at 29.50 feet right of centerline station 23+56.33;

Thence North 86 Degrees 12 Minutes 46 Seconds West 4.50 feet along the grantors south line and the north line of said Lot No. 4 of Fairgate Subdivision to an iron pin found at the northwest corner of said Lot 4, the southwest corner of Lot 3 and the east right of way of Fairwood Avenue at 25.00 feet right of centerline station 23+56.31;

Thence North 04 Degrees 00 Minutes 49 Seconds East 50.33 feet along the east right of way of Fairwood Avenue to the **Point of Beginning**.

The above described contains 0.005 acres more or less including the present road which occupies 0.000 acres and is contained in Auditors Parcel Number 010-108169-00 which presently shows 0.144 acres.

Subject to all legal easements and rights of way.

All iron pins set are 3/4 inch diameter x 30 inch long rebar with a cap stamped "Canter S-7226".

All stations and offsets are referenced to the centerline of right of way of Fairwood Avenue.

Grantor claims title by Instrument Number 201108190103856 in the Franklin County Recorder's office.

This Description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc., completed August 2014.

All bearings, coordinates and distances are expressed as NAD 83(86), Ohio State Plane South Zone Grid. Combined Scale Factor 0.99994897. Reference the centerline of Fairwood Avenue being North 04 Degrees 00 Minutes 49 Seconds East.

Robert C. Canter, P.S. 7226

Date