

**11-WD**  
**DESCRIPTION OF 0.034 ACRES**  
**Right-of-Way**  
**Virgil S. Schnell Jr.**  
**1024 Cleveland Ave**

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Half Section 4 Township 5, Range 22, Refugee Lands and described in a deed to Virgil S. Schnell Jr. and Margie Schnell by deed of record in Instrument No. 200812180181611. 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 centerline of Gibbard Avenue (50' width) with the centerline of right of way for Cleveland Avenue (60' width);

Thence **N 03 degrees 46 minutes 19 seconds E** a distance of **222.00 feet** with the centerline for Cleveland Avenue to a mag nail set in said centerline, same being the southwest corner of the grantor's tract and the **TRUE POINT OF BEGINNING**;

Thence continue **N 03 degrees 46 minutes 19 seconds E** a distance of **40.00 feet** with the centerline for Cleveland Avenue and the grantor's west line to a mag nail set in the northwest corner, being also the southwest corner of Lot 1 as the same is numbered and delineated upon the recorded plat of M Kingsry's Sugar Grove Addition in Plat Book 5, Page 495;

Thence **S 86 degrees 13 minutes 41 seconds E** a distance **37.00 feet** with the south line of said Lot 1 and the north line of the grantor's tract (*passing the existing easterly right of way line of Cleveland Avenue at 30.00 feet*) to an iron pin set, said iron pin being 7.00 feet east of the easterly right of way line for Cleveland Avenue as measured by right angles;

Thence **S 03 degrees 46 minutes 19 seconds W** a distance of **40.00 feet** across the grantor's tract with a right of way line being 7.00 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 a tract of land described in a deed to the Boys and Girls Club of Columbus, Inc. by deed of record in Instrument No. 200706220109745, same being the south line of the grantor's tract;

Thence **N 86 degrees 13 minutes 41 seconds W** a distance **37.00 feet** with the north line of said Boys and Girls Club of Columbus tract and the south line of the grantor's tract (*passing the existing easterly right of way line of Cleveland Avenue at 7.00 feet*) to the centerline of Cleveland Avenue and the **TRUE POINT OF BEGINNING**; containing 0.034 acre of land more or less.

The above described area contains a total of 0.034 acres within Franklin County Auditor's Parcel Number 010-032057-00, which includes 0.028 acres in the present road occupied


Grantor claims title by Instrument recorded in Instrument No. 200812180181611 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°46'19" 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. 11-16-15  
Professional Surveyor No. S-7514



C-43  
Split  
37.00 ft Northline  
37.00 ft Southline  
off at Westline  
out of  
(010)  
32057

