

6-WD
DESCRIPTION OF 0.004 ACRES
Right-of-Way
EJB, Inc.
839-841 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 being a part of Lots 7 and a south portion Lot 8 as the same is numbered and delineated upon the recorded plat Terrace View Addition in Plat Book 4, Page 250 and described in a deed to E.J.B, Inc. by deed of record in Deed Book 3311, page 561. 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 north right of way line of Reynolds Avenue (50' width) with the westerly right of way of Cleveland Avenue (60' width), said intersection being also the southeast corner of Lot 6 of said Terrace View Addition;

Thence **N 03 degrees 46 minutes 19 seconds E** a distance of **37.00 feet** with the westerly right of way line for Cleveland Avenue and the grantor's east line (*said Lots 6 and a portion of said Lot 7*) to an iron pin set, said point being the **TRUE POINT OF BEGINNING**;

Thence **N 86 degrees 13 minutes 41 seconds W** a distance of **8.00 feet** across the grantor's tract to an iron pin set, said iron pin being 8.00 feet west of the westerly right of way line for Cleveland Avenue as measured by right angles;

Thence **N 03 degrees 46 minutes 19 seconds E** a distance **23.49 feet** to across the grantor's tract with the right of way line being 8.00 feet west of and parallel with the westerly right of way line for Cleveland Avenue as measured by right angles to an iron pin set in the south line of the north portion of said Lot 8 of said plat, being also the grantor's north line (*said Lot 8 south portion*);

Thence **S 86 degrees 13 minutes 41 seconds E** a distance of **8.00 feet** with the division line between the north portion and south portion of said Lot 8, being also the grantor's north line to an iron pin set in the westerly right of way line for Cleveland Avenue;

Thence **S 03 degrees 46 minutes 19 seconds W** a distance **23.49 feet** with the westerly right of way line of Cleveland Avenue and the grantor's east line (*portion of said Lot 8 and portion of said Lot 7*) to 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 010-119934-00, which includes 0.000 acres in the present road occupied,


Grantor claims title by Instrument recorded in Book Volume 3311, page 561 in the records of Franklin County, Ohio.

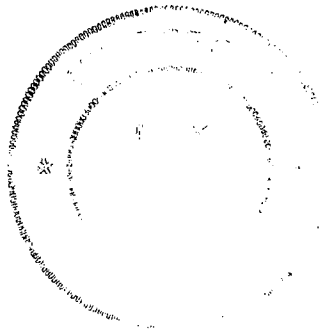
Iron pins set, as shown on plan and in the above description are 5/8 inch steel rod, thirty (30) inches long with a cap stamped "Rii".

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-58
Split
8.00 ft Northline
23.49 ft Eastline
off of the North East corner
out of
(010)
119934

DESCRIPTION VERIFIED	
DEAN C. RINGLE, P.E., P.S.	
BY: <u>ARS</u>	
DATE: <u>19 Nov 15</u>	