

30-WD
DESCRIPTION OF 0.009 ACRES
Right of Way
3100 Columbus OH LLC
3100 Cleveland Ave

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 1, Township 1 North, Range 18 West, United States Military Lands and being a part of Lot B as the same is numbered and delineated upon the recorded plat Lands of Samuel P. Wright in Plat Book 10, Page 284 and described as a 1.352 acres tract of land in a deed to 3100 Columbus OH LLC by deed of reference in Instrument No. 200901200006963. 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 southerly right of way line for Oakland Park Avenue (60' width) with the easterly right of way for Cleveland Avenue (width varies), said point also being the northeast corner of a tract of land described in a deed to the Franklin County Commissioners as Parcel 65-WD by deed of reference in Instrument 200208090197082;

Thence **S 39 degrees 45 minutes 51 seconds W** a distance of **43.72 feet** with the easterly right of way line of Cleveland Avenue and the southeasterly line of said County Commissioners tract and the west line of the grantor's 1.352 acres tract to a point in the east line of a tract of land described in a deed as conveyed to The City of Columbus in Deed Book 3443, Page 403;

Thence **S 04 degrees 14 minutes 12 seconds W** a distance of **20.66 feet** with the easterly right of way line of Cleveland Avenue, the easterly line of said City of Columbus tract and the west line of the grantor's 1.352 acres tract to an iron pin set and being the ***TRUE POINT OF BEGINNING***;

Thence **S 85 degrees 45 minutes 48 seconds E** a distance of **8.00 feet** across the grantor's tract to an iron pin set, said iron pin being 8.00 feet east of the easterly right of way line for Cleveland Avenue as measured by right angles;

Thence **S 04 degrees 14 minutes 12 seconds W** a distance **48.00 feet** across the grantor's tract with a right of way line being 8.00 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;

Thence **N 85 degrees 45 minutes 48 seconds W** a distance **8.00 feet** across the grantor's tract with a right of way line to an iron pin set in the easterly right of way line for Cleveland Avenue, being also the east line of said City of Columbus tract and the west line of the grantor's tract;

Thence **N 04 degrees 14 minutes 12 seconds E** a distance of **48.00 feet** with the easterly right of way line for Cleveland Avenue, the east line of said City of Columbus tract and the west line of the grantor's tract to the **TRUE POINT OF BEGINNING**, containing 0.009 acre of land more or less.

The above described area contains a total of **0.009 acres** within Franklin County Auditor's Parcel Number 010-009606-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument No. 200901200006963 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 04°14'12" 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.
Professional Surveyor No. S-7514