

53-WDV
DESCRIPTION OF 0.016 ACRES
Right of Way
Altair Campus Association, Inc.
Cleveland Avenue

Situated in the State of Ohio, County of Delaware, City of Westerville, Farm Lot 27 being located in Quarter Township 3, Township 3 North, Range 17 West, United States Military Lands and being part of a 2.213 acres tract of land described in a deed to Altair Campus Association, Inc. by deed of reference in Official Record 659, Page 674. All references to records herein are those located in the Recorder's Office of Delaware County, Ohio and being more particularly described as follows:

Commencing at a mag nail set in the centerline intersection of Cleveland Avenue (100' width) and Executive Campus Drive (60' width), same being the easterly line of a 3.002 acres tract of land described in a deed to City of Westerville by deed of reference in Official Record 655, Page 121, the westerly line of a 0.809 acre tract of land described in a deed to City of Westerville by deed of reference in Official Record 658, Page 288, the east line of said Farm Lot 18, the west line of Farm Lot 27 and the section line between Quarter Township 3, Township 3 North, Range 17 West and Quarter Township 4, Township 3 North, Range 18 West;

Thence **N 03 degrees 50 minutes 21 seconds E** a distance of **195.79 feet** with the centerline of Cleveland Avenue, the east line of said City of Westerville 3.002 acres tract, the west line of said City of Westerville 0.809 acres tract and the westerly line of a 0.021 acre tract of land described in a deed to City of Westerville by deed of reference in Official Record 658, Page 760, the westerly line of a 0.605 acre tract of land described in a deed to City of Westerville by deed of reference in Official Record 658, Page 304 and the Farm Lot line between Farm Lot 18 and Farm 27 to a point;

Thence **S 86 degrees 09 minutes 39 seconds E** a distance **50.00 feet** across the right of way of Cleveland Avenue to an iron pin set in the existing easterly right of way line for Cleveland Avenue, being also the easterly line of said City of Westerville 0.605 acres tract, the westerly line of the grantor's tract and the **TRUE POINT OF BEGINNING**;

Thence continue **S 86 degrees 09 minutes 39 seconds E** a distance **14.00 feet** across the grantor's tract to an iron pin set, said iron pin being 14.00 feet east of the easterly right of way line for Cleveland Avenue as measured by right angles;

2/9/16
DESCRIPTION FOR CLOSING ONLY
 RPC Approval Required
 Municipal Approval Required
Delaware County Engineer

Thence **S 03 degrees 50 minutes 21 seconds W** a distance **49.00 feet** across the grantor's tract with a line being 14.00 feet east of the easterly right of way line for Cleveland Avenue as measured by right angles to an iron pin set;

Thence **N 86 degrees 09 minutes 39 seconds W** a distance **14.00 feet** across the grantor's tract and with the right of way line of Cleveland Avenue (*passing an iron pin found at 2.00 feet*) to an iron pin set at a corner in the existing easterly right of way line for Cleveland Avenue, being also the easterly line of said City of Westerville 0.605 acres tract and also the grantor's westerly line;

Thence **N 03 degrees 50 minutes 21 seconds E** a distance of **49.00 feet** with the easterly right of way line for Cleveland Avenue, the easterly line of said City of Westerville 0.605 acres tract and the grantor's westerly line to the **TRUE POINT OF BEGINNING**, containing 0.016 acre of land more or less.

The above described area contains a total of **0.016 acres** within Delaware County Auditor's Parcel Number 317-332-02-021-001, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Official Record 659, Page 674 in the records of Delaware 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, North Zone as per NAD 83 and were established utilizing ODOT's VRS System, GPS equipment and procedures and an established bearing of N 03°50'21" 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 2-4-16
Mark S. Ward, P.S.
Professional Surveyor No. S-7514

