

**DESCRIPTION OF A 0.057 ACRE PARCEL
PARCEL 8-WD**

Situate in the State of Ohio, Franklin County, City of Columbus, T5N, R22W, Refugee Lands, part of Allen E. McDowell's Frebis Acres Plat and being part of a 0.170 acre parcel and a 0.433 acre parcel conveyed to Vernon L. Spence and Frances Marcella Spence recorded in Instrument Number 200909100132083 and Official Record Volume 17245, Page H12 in the Franklin County Recorder's office and being more particularly described as follows:

Being a parcel lying on the left 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 25.00 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 the grantors northeast corner at centerline station 25+15.92, said point being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** South 04 Degrees 00 Minutes 49 Seconds West 94.54 feet along the grantors east line, the centerline of Fairwood Avenue being the east line of Half Section 32 and the west line of Half Section 33 to the grantors southeast corner and the northeast corner of Craig M. Baker recorded in Instrument Number 201411180154419 at centerline station 24+21.38;

Thence leaving the centerline of Fairwood Avenue North 86 Degrees 37 Minutes 00 Seconds West 25.00 feet along the grantors south line and the north line of said Craig M. Baker to a point on the west right of way of Fairwood Avenue at 25.00 feet left of centerline station 24+21.11;

Thence North 04 Degrees 00 Minutes 49 Seconds East 69.52 feet along the west right of way of Fairwood Avenue to an iron pin set at the beginning of a curve at 25.00 feet left of centerline station 24+90.63;

Thence along a curve to the left 39.42 feet, having a central angle of 90 Degrees 20 Minutes 21 Seconds, a radius of 25.00 feet, and a chord of North 41 Degrees 09 Minutes 22 Seconds West 35.46 feet to an iron pin set on the grantors north line, the south line of City of Columbus recorded in Deed Book 2732, Page 461 and the south right of way of Gates Street at 50.15 feet left of centerline station 25+15.63;

Thence South 86 Degrees 19 Minutes 33 Seconds East 50.15 feet along the grantors north line, the south line of said City of Columbus and the south right of way of Gates Street to the **Point of Beginning**.

The above described contains 0.057 acres more or less including the present road which occupies 0.054 acres (0.017 acres in 010-104204-00 and 0.040 acres in 010-104348-00) and is contained in Auditors Parcel Number 010-104204-00 which presently shows 0.170 acres and Auditors Parcel Number 010-104348-00 which presently shows 0.433 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 200909100132083 and Official Record Volume 17245, Page H12 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