

15-WD
DESCRIPTION OF 0.006 ACRES
Right of Way
Lizzie B. Shanks
1665 Cleveland Ave

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 1 North, Range 18 West, United States Military Lands and being part of the north half of Lot 298 and the south half of Lot 299 as the same is numbered and delineated upon the recorded plat Louis Heights Subdivision in Plat Book 11, Page 8 and described in a deed to Lizzie B. Shanks in Official Record Book 35060C13 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 line of E 16th Avenue (50' width) and the westerly right of way for Cleveland Avenue (width varies), said point also being in the south line of Lot 297 of said Louis Heights Subdivision;

Thence **N 25 degrees 04 minutes 55 seconds E** a distance of **54.24 feet** with the westerly right of way line for Cleveland Avenue to the northeast corner of Howard F. Johnson and Cynthia Johnson tract as described by deed of record in Instrument No. 200706140104334, said point being the southwest corner of a tract conveyed to the City of Columbus in Official Record Book 1121A03, same being the southeast corner of the grantors tract and being the **TRUE POINT OF BEGINNING**;

Thence **N 86 degrees 59 minutes 23 seconds W** a distance **7.55 feet** with the north line of Johnson's tract and the south line of the grantor's tract to an iron pin set;

Thence **N 25 degrees 33 minutes 55 seconds E** a distance **36.29 feet** across the grantor's tract to an iron pin set in the south line of a tract of land described in a deed to Mylan D. Kelso in Instrument No. 201103230039318, same being the north line of the grantor's tract;

Thence **S 86 degrees 59 minutes 23 seconds E** a distance **8.22 feet** with the south line of Kelso's tract and the north line of the grantor's tract (*passing an iron pin set at 7.21 feet in the southeast corner of Kelso's tract*) to a corner point in the westerly right of way line for Cleveland Avenue, said point being the northwest corner of a tract of land conveyed to the City of Columbus in Official Record Book 1240J09, said point also being the northeast corner of the grantor's tract;

Thence **S 26 degrees 32 minutes 40 seconds W** a distance of **36.55 feet** with the westerly right of way line for Cleveland Avenue and the grantor's east line to the **TRUE POINT OF BEGINNING**, containing 0.006 acre of land more or less.

The above described area contains a total of **0.006 acres** within Franklin County Auditor's Parcel Number 010-011737-00, which includes 0.000 acres in the present road occupied

Grantor claims title by Instrument recorded in Official Record Book 35060C13 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 26°43'00" 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