

**DESCRIPTION OF A 0.140 ACRE PARCEL  
PARCEL 1-WD**

Situate in the State of Ohio, Franklin County, City of Columbus, Part of Lot No. 7 of Nathaniel Merion's Subdivision recorded in Plat Book 1, Page 189, T5N, R22W, Half Section 38, Section 26, Refugee Lands, and being part of a 0.66 acre parcel and a 0.67 acre parcel conveyed to Anna Christine Strait recorded in Instrument Number 201409040116168 in the Franklin County Recorder's office and being more particularly described as follows:

Being a parcel lying on the right side of centerline of Fairwood Avenue.

**Commencing** at an iron pin set at the intersection of Moler Road at centerline station 10+00.00 and Fairwood Avenue at centerline station 10+00.00 of Fairwood Avenue;

Thence South 86 Degrees 05 Minutes 35 Seconds East 25.00 feet (passing the west line of Half Section 38 and the east line of Half Section 39 at 6.06 feet) along the centerline of Moler Road and the south line of City of Columbus recorded in Deed Book 2371, Page 619 to the grantors southwest corner and the southeast corner of said City of Columbus Parcel at centerline station 9+75.00 of Moler Road, said point being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** North 03 Degrees 16 Minutes 21 Seconds East 414.49 feet along the grantors west line, the east right of way of Fairwood Avenue (50' right of way) and the east line of said City of Columbus parcel to an iron pin found at the grantors northwest corner and the southwest corner of J 3 M & E, LLC. Recorded in Instrument Number 200508290177188 at 25.00 feet right of centerline station 14+14.22;

Thence leaving the east right of way of Fairwood Avenue South 86 Degrees 43 Minutes 39 Seconds East 10.00 feet along the grantors north line and the south line of said J 3 M & E, LLC. to an iron pin set at 35.00 feet right of centerline station 14+14.22;

Thence South 03 Degrees 16 Minutes 21 Seconds West 399.60 feet across the grantor to an iron pin set on the north right of way of Moler Road at 15.00 feet right of centerline station 9+65.16 of Moler Road and 35.00 feet right of centerline station 10+14.61 of Fairwood Avenue;

Thence South 86 Degrees 05 Minutes 35 Seconds East 130.00 feet along the north right of way of Moler Road to an iron pin set on the grantors east line and the west line of Molly M. McMurray recorded in Instrument Number 199812160324897 at 15.00 feet right of centerline station 8+35.16 of Moler Road;

Thence leaving the north right of way of Moler Road South 03 Degrees 16 Minutes 21 Seconds West 15.00 feet along the grantors east line and the west line of said Molly M. McMurray to the centerline of Moler Road being the grantors southeast corner and the southwest corner of said Molly M. McMurray at centerline station 8+35.00 of Moler Road;

Thence North 86 Degrees 05 Minutes 35 Seconds West 140.00 feet along the grantors south line being the centerline of Moler Road to the **Point of Beginning**.

The above described contains 0.140 acres more or less including the present road which occupies 0.048 acres (0.116 acres in 010-115125-00 and 0.024 acres in 010-115305-00) and is contained in Auditors Parcel Number 010-115125-00 which presently shows 0.660 acres and Parcel Number 010-115305-00 which presently shows 0.670 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 unless otherwise noted.

Grantor claims title by Instrument Number 201409040116168 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 03 Degrees 16 Minutes 21 Seconds East.

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Robert C. Canter, P.S. 7226

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Date