**RIGHT OF WAY PARCEL**
**PARCEL 45-WD**
**0.0011 ACRE TRACT (50.0 S.F.)**
**EXHIBIT "A"**

Situate in the City of Columbus, County of Franklin, State of Ohio, Virginia Military Survey No. 971, being part of Lot No. 380 of Westland Addition Extension No. 1 Subdivision as recorded in Plat Book 17, Page 202 and conveyed to Helen's Funds for Homes, LLC by deed recorded in Instrument No. 201406100071920 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Franklin County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

**BEGINNING** at a drill hole set at the southwest corner of said Lot No. 380, being at the intersection of the north right of way line of Mound Street (50' public right of way, originally dedicated as Dartmoor Road, see City of Columbus Ordinance No. 196-43) with the east right of way line of Richardson Avenue (50' public right of way);

thence along the west line of said Lot No. 380 and the east right of way line of said Richardson Avenue, North twelve degrees fifty minutes three seconds East (N12°50'03"E) for ten and 00/100 feet (10.00') to an iron pin set;

thence leaving said lines across said Lot No. 380, South thirty-one degrees fifty-seven minutes fifty-seven seconds East (S31°57'57"E) for fourteen and 19/100 feet (14.19') to an iron pin set on the south line of said Lot No. 380 and the north right of way line of said Mound Street;

thence along said lines, North seventy-six degrees forty-five minutes fifty-seven seconds West (N76°45'57"W) for ten and 00/100 feet (10.00') to the **POINT OF BEGINNING**, containing 0.0011 acres (50.0 S.F.), more or less, subject however to all covenants, conditions, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

Iron pins set are 5/8" rebar, 30" in length, with a plastic plug placed on top inscribed with the name "WOOLPERT INC", unless otherwise noted. All monuments found are in good condition unless otherwise noted.

Bearings are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2007). Said bearings originated from said coordinate system by GPS observations and observations of Franklin County Survey Monuments 5/14 and COC 1-83. The portion of the centerline of Mound Street stretching west to east from Binns Boulevard to Ogden Avenue, having a bearing of S81°45'59"E, is designated the "Basis of Bearing" for this description.

This description was prepared under the direction of Cody Schneider, Ohio Registered Surveyor No. 8670, of Woolpert Inc., and is based on a field survey performed during February and March, 2013, as well as February, 2016.

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Cody Schneider, PS Date
Ohio Registered Surveyor No. 8670