

33-WDV
DESCRIPTION OF 0.009 ACRES
Right of Way
Northern Lights Improvements, LLC
3479 Cleveland Ave

Situated in the State of Ohio, County of Franklin, Clinton Township, being located in Quarter Township 1, Township 1 North, Range 18 West, United States Military Lands and being part of Parcel III a 12.293 acres tract of land described in a deed to Northern Lights Improvements, LLC by deed of reference in Instrument No. 200502010019605. 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 a parcel of land described in a deed to the Franklin County Commissioners as Highway Easement 11-SH by deed of reference in Instrument 200403080050172 with the westerly right of way for Cleveland Avenue (width varies, as conveyed to Franklin County Commissioners in Deed Book 3422, Page 906), said intersection also being the southeast corner of the grantor's 12.293 acres tract and the **TRUE POINT OF BEGINNING**;

Thence **N 71 degrees 29 minutes 29 seconds W** a distance of **8.50 feet** with the westerly right of way line for Cleveland Avenue, the north line of said parcel 11-SH and across the grantor's tract to an iron pin set, said iron pin being 8.50 feet west of the westerly right of way line for Cleveland Avenue as measured by right angles;

Thence **N 20 degrees 27 minutes 31 seconds E** a distance **45.00 feet** across the grantor's tract with a right of way line being 8.50 feet west of and parallel with the westerly right of way line for Cleveland Avenue as measured by right angles to an iron pin set;

Thence **S 69 degrees 32 minutes 29 seconds E** a distance **8.50 feet** across the grantor's tract to an iron pin set in the westerly right of way line for Cleveland Avenue, being also the west line of said Commissioners tract and the east line of the grantor's 12.293 acres tract;

Thence **S 20 degrees 27 minutes 31 seconds W** a distance of **44.71 feet** with the westerly right of way line for Cleveland Avenue and the east line of the grantor's 12.293 acres tract to the **TRUE POINT OF BEGINNING**, containing 0.009 acre of land more or less.

The above described area contains a total of **0.009 acres** within Franklin County Auditor's Parcel Number 130-011855-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument No. 200502010019605 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 20°27'31" 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