

**HUDSON ST & PARKWOOD AVE
136934 – 8-WD
RIGHT-OF-WAY
2207 PARKWOOD AVE
DESCRIPTION OF 0.152 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus being part of Lot 24 of George Stevenson's Heir's Subdivision, located in Quarter Township 4, Township 1, Range 18, of the United States Military Lands as the same is numbered and delineated upon the plat of partition in Chancery Record Volume No.2, Page 322, on file in the Franklin County Clerk of Courts Office and as recorded in Plat Book 1, Page 11 (destroyed by fire) in the Franklin County Recorder's Office, and being a part of a 0.283 acre tract of land as described in a deed to The Palace of Parkwood, LLC by deed of record in Instrument No.201809040119288. 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 a mag nail set in the centerline intersection of Hudson Street (60' width) with the centerline intersection of Parkwood Avenue (60' width), same being the northeast corner of said Lot 24 and being the **TRUE POINT OF BEGINNING**;

Thence **S 03 degrees 32 minutes 43 seconds W** a distance of **72.16 feet** with the east line of said Lot 24 and the centerline of Parkwood Avenue to a mag nail set in the northeast corner of a 0.577 acre tract as described in a deed to the City of Columbus by deed of record in Instrument No. 201406190076845, same being the southeast corner of the grantor's 0.283 acre tract;

Thence **N 86 degrees 38 minutes 14 seconds W** a distance of **30.00 feet** across said Lot 24 with the north line of said City of Columbus 0.577 acre tract, being also the south line of the grantor's 0.283 acre tract to a 3/8" iron pin found in the existing west right of way line for Parkwood Avenue;

Thence **N 03 degrees 32 minutes 43 seconds E** a distance of **16.64 feet** across the grantor's 0.283 acre tract with the existing westerly right of way line for Parkwood Avenue to an iron pin set;

Thence **N 38 degrees 50 minutes 00 seconds W** a distance of **35.03 feet** across the grantor's 0.283 acre tract to an iron pin set in the existing southerly right of way line for Hudson Street;

Thence **N 86 degrees 10 minutes 17 seconds W** a distance of **115.36 feet** across the grantor's 0.283 acre tract with the existing southerly right of way line for Hudson Street to a 3/4" iron pipe found (*iron pipe 0.14 feet northwest of corner*) in the east line of a 8.862 acres tract as described in a deed to the Columbus Elderly II LLC by deed of record in Instrument No. 200908270125808, same being the west line of the grantor's 0.283 acre tract;

Thence **N 03 degrees 32 minutes 33 seconds E** a distance of **30.00 feet** across said Lot 24 with the east line of said Columbus Elderly II LLC 8.862 acres tract and the west line of the grantor's 0.283 acre tract to a mag nail set in the northwest corner of said tract, said mag nail also being in the existing centerline right of way line for Hudson Street;

Thence **S 86 degrees 10 minutes 17 seconds E** a distance of **168.97 feet** with the existing centerline right of way line for Hudson Street and the northerly line of the grantor's 0.283 acre tract to the northeast corner of said tract and the **TRUE POINT OF BEGINNING**; containing 0.152 acres of land, more or less.

The above described area contains a total of **0.152 acres** within Franklin County Auditor's Parcel Number 010-098540-00, which includes 0.145 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument No.201809040119288 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 plastic cap stamped "Rii".

Mag nail set, as shown on plan and in above description are magnetically enhanced nails (zinc plated) two and one half (2-1/2") in length by one quarter inch (1/4") head

This description was prepared by Mark S. Ward, professional Surveyor No. S-7514, and was based on available public records and actual field survey of the premises performed by Resource International, Inc. in September, 2018. 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 an established bearing of S 86°10' 17" E on the centerline of Hudson Street.

Resource International, Inc.

Mark S. Ward, P.S.
Professional Surveyor No. S-7514