

47-WDV
DESCRIPTION OF 0.473 ACRES
Right of Way
Liberty National Bank
33 Cleveland Avenue

Situated in the State of Ohio, County of Franklin, City of Westerville, being located in Quarter Township 1, Township 2 North, Range 18 West, United States Military Lands and being part of 2.424 acres tract of land described in a deed Liberty National Bank by deed of reference in Instrument No. 201508280121071. 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 Cleveland Avenue (90' width) this location and West Main Street (80' width), same being the northeasterly corner of the grantor's tract and the **TRUE POINT OF BEGINNING**;

Thence **S 03 degrees 25 minutes 00 seconds W** a distance **240.00 feet** with the centerline of Cleveland Avenue and the grantor's easterly line to a mag nail set in the northeast corner of a 1.102 acres tract of land described in a deed KCP RE LLC by deed of reference in Instrument No. 201508200116704;

Thence **N 86 degrees 44 minutes 29 seconds W** a distance **40.00 feet** with the northerly line of said 1.102 acres tract and the grantor's southerly line to an iron pin set in the existing westerly right of way line for Cleveland Avenue;

Thence **N 03 degrees 25 minutes 00 seconds E** a distance **46.39 feet** with the existing westerly right of way line for Cleveland Avenue to an iron pin set;

Thence **N 86 degrees 35 minutes 00 seconds W** a distance **10.00 feet** across the grantor's tract to an iron pin set, said iron pin being 10.00 feet west of the westerly right of way line for Cleveland Avenue as measured by right angles;

Thence **N 03 degrees 25 minutes 00 seconds E** a distance **97.00 feet** across the grantor's tract with a line being 10.00 feet west of the westerly right of way line for Cleveland Avenue to an iron pin set in said westerly right of way line of Cleveland Avenue and lying on a curve;

Thence on a non-tangent curve to the left, with the westerly right of way line for Cleveland Avenue and the southerly right of way line for West Main Street, having as its elements a delta of 64°17'01", a radius of 100.00 feet, an arc length of 112.20 feet with a **Chord Bearing of N 54°34'01" W a Chord Length of 106.40 feet** to an iron pin set at the point of tangency;

Thence **N 86 degrees 42 minutes 31 seconds W** a distance **99.78 feet** with the southerly right of way line for West Main Street, to an iron pin set in the westerly line of said 2.424 acres tract, same being the easterly line of a 8.693 acres tract of land described in a deed Westerville Commons Apartments Limited by deed of reference in Deed Book 3689, Page 264;

Thence **N 03 degrees 25 minutes 00 seconds E** a distance **40.00 feet** with the easterly line of said 8.693 acres tract and the grantor's westerly line to a mag nail set in the northwesterly corner, said mag nail being also in the centerline of West Main Street;

Thence **S 86 degrees 42 minutes 31 seconds E** a distance **240.00 feet** with the centerline of West Main Street and the north line of the grantor's tract to the **TRUE POINT OF BEGINNING**, containing 0.473 acre of land more or less.

The above described area contains a total of **0.473 acres** within Franklin County Auditor's Parcel Number 080-000178-00, which includes 0.454 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument No. 201112150163991 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 03°25'00" 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