

2-WD
DESCRIPTION OF 0.158 ACRES
Permanent Right-of-Way
Rickly Temple, Inc.
1120 Barnett Road

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 17, Township 12, Range 21, Refugee Lands and being part of a 3.991 acres tract of land described in a deed to Rickly Temple, Inc. by deed of record in Deed Book 2354 Page 538 and being a parcel of land lying on the east side of the existing centerline of right-of-way for Barnett Road (CR15). 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 at the centerline intersection of Livingston Avenue (width varies) with the centerline of Barnett Road (50' width), said point also being the common corner to Sections 17, 18, 19 and 20, said point also being the southeast corner of a 0.389 acres tract of land described in a deed to The City of Columbus by deed of record in Deed Book 2277 Page 472, same being in the existing centerline of right of way and construction for Barnett Road.

Thence **N 04 degrees 23 minutes 06 seconds E** a distance of **856.31 feet** with the Section line between Section 17 and Section 18, the existing centerline of right of way for Barnett Road, the easterly line of said City of Columbus 0.389 acre tract and the westerly line of a 0.218(calc.) acres tract of land described (*as Parcel 1*) in a deed to The City of Columbus by deed of record in Deed Book 2667 Page 543, the westerly line of a 0.189(calc.) acre tract of land described (*as Parcel 2*) in a deed to The City of Columbus by deed of record in Deed Book 2667 Page 543 and the westerly line of a 0.065 acre tract of land described in a deed to The City of Columbus by deed of record in Deed Book 3345 Page 162 to a mag nail set in the northwest corner of said tract, same also being the southwest corner of the grantor's 3.991 acres tract and the **TRUE POINT OF BEGINNING**;

Thence continuing **N 04 degrees 23 minutes 06 seconds E** a distance of **229.86 feet** with the Section line between Section 17 and Section 18, the existing centerline of right of way for Barnett Road and the west line of the grantor's 3.991 acres tract to a mag nail set in said line, the southwest corner of Barnett Heights Amended plat as described in Plat Book 27, Page 74, said point also being the grantor's northwest corner;

Thence **S 85 degrees 40 minutes 54 seconds E** a distance of **30.00 feet** with the south line of said Barnett Heights Amended plat and the north line of the grantor's 3.991 acre tract to an iron pin set in the southwest corner of Lot 74 as numbered and delineated on said plat;

Thence **S 04 degrees 23 minutes 06 seconds W** a distance of **229.86 feet** across the grantor's 3.991 acres tract to an iron pin set in the north line of a 0.371 acre tract of land described in a deed to Herman R. Walker by deed of record in Instrument No. 201303110039704, same being the south line of the grantor's tract and lies at a corner point in the existing easterly right of way line for Barnett Road;

Thence **N 85 degrees 40 minutes 54 seconds W** a distance of **30.00 feet** with the north line of Walker's 0.371 acres tract and the south line of the grantor's 3.991 acres tract and the existing easterly right of way line for Barnett Road to the **TRUE POINT OF BEGINNING**; containing 0.158 acre of land more or less.

The above described area contains a total of **0.158 acres** within Franklin County Auditor's Parcel Number 010-069173-00, which includes 0.106 acres in the present road occupied.

Grantor claims title by Instrument recorded in Deed Book 2354, Page 538 in the records of Franklin County, Ohio.

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83(2011) and were established utilizing ODOT's VRS System, GPS equipment and procedures and an established bearing of N 04°23'06" E along the centerline of Barnett Road.

This description was prepared from existing records and a field survey performed in March 2017.

Resource International, Inc.

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