

30-WD1
0.022 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 14, Township 5, Range 22, Refugee Lands, being part of Lots 86 and 87 of that subdivision entitled "Able Hildreth's Subdivision" of record in Plat Book 3, Page 183 and part of that tract of land conveyed to Ahmad Salamah Rawahneh by deed of record in Instrument Number 200811070163552 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows described as follows:

BEGINNING at an iron pin set at the intersection of the northerly right-of-way line of Mt. Vernon Avenue (66 feet wide) and the westerly right-of-way line of Champion Avenue (Deed Book 519, Page 364, 54 feet wide), in the westerly line of Lot 88 of said subdivision;

thence South 77° 17' 24" West, with said northerly right-of-way line, a distance of 39.43 feet to an iron pin set;

thence North 43° 34' 51" East, crossing said Lots 86 and 87, a distance of 26.27 feet to an iron pin set;

thence North 03° 03' 34" East, crossing said Lot 87, a distance of 65.33 feet to an iron pin set in said westerly right-of-way line, the westerly line of said City of Columbus tract, and the westerly line of said Lot 88;

thence South 12° 34' 31" East, with said westerly right-of-way line and said westerly lines, a distance of 77.45 feet to the POINT OF BEGINNING, containing 0.022 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments "FRANK 65" and "FRANK 165". A bearing of North 03° 03' 34" East, for the easterly right-of-way line of Champion Avenue is designated as the basis of bearings for this description.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk
Professional Surveyor No. 7865

Date