

**38-WD**  
**DESCRIPTION OF 0.010 ACRES**  
**Right of Way**  
**LRC Morse Investors, LTD**  
**4401 Cleveland Ave**

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 1, Township 1 North, Range 18 West, United States Military Lands and being part of a 1.292 acres tract of land described in a deed to LRC Morse Investors, LTD by deed of reference in Instrument No. 199907090175218. 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 set iron pin at the intersection of the southerly right of way line for Morse Road (width varies) with the westerly right of way for Cleveland Avenue (80' width) as conveyed to the City of Columbus in Official Record Book 26867G01, said intersection being the northeast corner of a 0.474 acre tract of land described in a deed to Triple Net, LLC by deed of reference in Instrument No. 199906100148452;

Thence **S 03 degrees 44 minutes 10 seconds W** a distance of **189.71 feet** with the westerly right of way line of Cleveland Avenue, the westerly line of a tract conveyed to the City of Columbus, and the east line of said 0.474 acre tract and a portion of the grantor's east line to an iron pin set and the **TRUE POINT OF BEGINNING**;

Thence continue **S 03 degrees 44 minutes 10 seconds W** a distance of **31.89 feet** with the existing westerly right of way line for Cleveland Avenue, a westerly line of a tract conveyed to the City of Columbus in Official Record Book 26077C11, and the grantor's east line to a corner point;

Thence **N 86 degrees 15 minutes 50 seconds W** a distance of **5.00 feet** with the existing westerly right of way line for Cleveland Avenue, the northerly line of a tract conveyed to the City of Columbus by Instrument Number 199906230159256, and the grantor's east line to a corner point;

Thence **S 03 degrees 44 minutes 10 seconds W** a distance of **26.09 feet** with the existing westerly right of way line for Cleveland Avenue, the City Of Columbus tract, and the grantor's east line to an iron pin set;

Thence **N 86 degrees 15 minutes 50 seconds W** a distance of **5.00 feet** across the grantor's tract to an iron pin set, said iron pin being 5.00 feet west of the westerly right of way line for Cleveland Avenue as measured by right angles;

Thence **N 03 degrees 44 minutes 10 seconds E** a distance of **58.00 feet** across the grantor's tract with a proposed right of way line 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 **S 86 degrees 15 minutes 50 seconds E** a distance of **10.00 feet** across the grantor's tract to the existing westerly right of way line for Cleveland Avenue , the westerly line of the City of Columbus tract conveyed by Official Record Book 26077C11, and the grantor's east line to the ***TRUE POINT OF BEGINNING***, containing 0.010 acre of land more or less.

The above described area contains a total of **0.010 acres** within Franklin County Auditor's Parcel Number 010-249182-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument No. 199907090175218 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 an established bearing of N 03°44'10" 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.

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