

54-WDV
DESCRIPTION OF 0.023 ACRES
Right of Way
CRI Polaris Village, LP
Polaris Parkway

Situated in the State of Ohio, County of Delaware, City of Westerville, Farm Lot 27 being located in Quarter Township 3, Township 3 North, Range 17 West, United States Military Lands and being part of a 4.189 acres tract (*remainder Lot Split*) out from that original 20.735 acres tract of land described in a deed to CRI Polaris Village, LP by deed of reference in Official Record 573, Page 2649 and Official Record 573, Page 2653. All references to records herein are those located in the Recorder's Office of Delaware County, Ohio and being more particularly described as follows:

Commencing at a mag nail set in the centerline intersection of Polaris Parkway (150' width) and Africa Road (County Road 21, width varies), same being the easterly line of a 8.711 acres tract of land described in a deed to City of Westerville by deed of reference in Deed Book 667, Page 563;

Thence **S 77 degrees 45 minutes 16 seconds W** a distance of **369.58 feet** with the centerline of Polaris Parkway to a point of curvature;

Thence on a curve to the right, with said centerline of Polaris Parkway, having as its elements a delta of 03°09'58", a radius of 3862.64 feet, an arc length of 213.44 feet with a **Chord Bearing of S 79°20'15" W a Chord Length of 213.41 feet** to a point in said line;

Thence **N 09 degrees 04 minutes 46 seconds W** a distance **75.00 feet** across the right of way of Polaris Parkway to an iron pin set on a curve in the existing northerly right of way line for Polaris Parkway, being also the northerly line of said City of Westerville 8.711 acres tract, same being the southerly line of the grantor's tract and the **TRUE POINT OF BEGINNING**;

Thence on a curve to the right, non-tangent to the previous course with said northerly right of way of Polaris Parkway, the northerly line of said City of Westerville 8.711 acres tract and the southerly line of the grantor's tract, having as its elements a delta of 05°04'18", a radius of 3787.64 feet, an arc length of 335.27 feet with a **Chord Bearing of S 83°27'23" W a Chord Length of 335.16 feet** to an iron pin set;

Thence **N 04 degrees 00 minutes 28 seconds W** a distance **3.00 feet** across the grantor's tract to an iron pin set, said iron pin being on a curve and 3.00 feet north of the northerly right of way line for Polaris Parkway as measured by radial measurement;

2/9/16
DESCRIPTION FOR CLOSING ONLY
 RPC Approval Required
 Municipal Approval Required
 Delaware County Engineer

Thence on a curve to the left, non-tangent to the previous course and being 3.00 feet northerly of the right of way of Polaris Parkway, the northerly line of said City of Westerville 8.711 acres tract and the southerly line of the grantor's tract as measured by radial measurement, having as its elements a delta of $05^{\circ}04'18''$, a radius of 3784.64 feet, an arc length of 335.00 feet with a **Chord Bearing of N $83^{\circ}27'23''$ E a Chord Length of 334.89 feet** to an iron pin set;

Thence **S 09 degrees 04 minutes 46 seconds E** a distance **3.00 feet** across the grantor's tract to the northerly right of way line for Polaris Parkway and the **TRUE POINT OF BEGINNING**, containing 0.023 acre of land more or less.

The above described area contains a total of **0.023 acres** within Delaware County Auditor's Parcel Number 317-332-02-018-003, which includes 0.000 acres in the present road occupied.

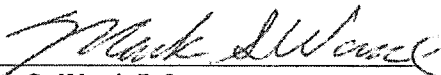
Grantor claims title by Instrument recorded in Official Record 573, Page 2649 and Official Record 573, Page 2653 in the records of Delaware County, Ohio.

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, North Zone as per NAD 83 and were established utilizing ODOT's VRS System, GPS equipment and procedures and an established bearing of $S 77^{\circ}45'16''$ E on the centerline of Polaris Parkway.

This description was prepared from existing records and a field survey performed in August 2014.

Resource International, Inc.

 2-4-16
Mark S. Ward, P.S.
Professional Surveyor No. S-7514

