

**THORNAPPLE DR & RAKEFORD
148142 1-WD1
RIGHT-OF-WAY
RAKEFORD DR
DESCRIPTION OF 0.003 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus being located in North Half of Section 9, Quarter Township 3, Township 2, Range 17, of the United States Military Lands and being a part of the 0.310 acre Open Space as shown and delineated upon a plat titled "The Commons at Parkridge" of record in record Plat Book 57, Page 110 and described in a deed to Parkridge Commons Association by deed of record in Official Record Book 2385C14. 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 Thornapple Drive (*55' width as conveyed to Parkridge Apartments LTD in Deed Book 3201, Page 495 and subject to a roadway easement conveyed to the City of Columbus in Deed Book 3237, Page 113*) with the extension of the centerline of Rakeford Drive (29' width, Plat Book 57, Page 110);

Thence **S 29 degrees 41 minutes 25 seconds W** a distance of **45.00 feet** with the centerline of Rakeford Drive to a point in said centerline;

Thence **S 60 degrees 18 minutes 35 seconds E** a distance of **14.50 feet** across Rakeford Drive roadway to an iron pin set on a curve in the existing easterly right of way line, same being the westerly line of said 0.310 acre Open Space and the **TRUE POINT OF BEGINNING**;

Thence on the arc of a curve to the right and non-tangent to the previous course with the existing easterly right of way line for Rakeford Drive and the existing southerly right of way line for Thornapple Drive and the northwesterly line of said 0.310 acre Open Space and having as its elements a delta of 90°00'00", a radius of 20.00 feet, an arc length of 31.42 feet with a **Chord Bearing of N74°41'25"E with a Chord length of 28.28 feet** to an iron pin set at the end of said curve;

Thence **S 74 degrees 41 minutes 25 seconds W** a distance of **28.28 feet** across said 0.310 acre Open Space to the existing easterly right of way line for Rakeford Drive, same being the westerly line of said 0.310 acre Open Space and the **TRUE POINT OF BEGINNING**; containing 0.003 acres of land, more or less.

The above described area contains a total of **0.003 acres** within Franklin County Auditor's Parcel Number 600-187078-00, which includes 0.000 acres in the present road occupied and with an overlap of 0.003 acres of a 20 feet wide utility easement as shown and delineated upon the plat titled "The Commons at Parkridge" of record in record Plat Book 57, Page 110.

Grantor claims title by Instrument recorded in Official Record Book 2385C14 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 an plastic cap stamped "Rii".

Mag nail set, as shown on plan and in above description are magnetically enhanced nails (zinc plated) two and one half (2-1/2") in length by one quarter inch (1/4") head

This description was prepared by Mark S. Ward, professional Surveyor No. S-7514, and was based on available public records and actual field survey of the premises performed by Resource International, Inc. in September, 2018. 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 S 60°18' 35" E on the centerline of Thornapple Drive.

Resource International, Inc.

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