

45-WDV
DESCRIPTION OF 0.003 ACRES
Right of Way
St. Ann's Hospital of Columbus, Inc.
477 Cooper Road

Situated in the State of Ohio, County of Franklin, City of Westerville, being located in Quarter Township 2, Township 2 North, Range 17 West, United States Military Lands and being part of Tract C, a 9.360 acres tract of land described in a deed St. Ann's Hospital of Columbus, Inc. by deed of reference in Official Record Book 12779I06. 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 an iron pin set at the southwest corner of a parcel of land described in a deed to the City of Westerville by deed of reference in Official Record Book 13754H13, said point also being in the start of a curve in the northerly right of way line of Schrock Road (width varies) and lies in the southeast corner of the grantor's 9.360 acres tract;

Thence on a curve to the left, having as its elements a delta of $80^{\circ}49'55''$, a radius of 25.00 feet, an arc length of 35.27 feet with a **Chord Bearing of N $54^{\circ}48'43''$ E** a **Chord Length of 32.42 feet** to an iron pin set at the end of said curve and the **TRUE POINT OF BEGINNING**;

Thence **N 01 degrees 51 minutes 51 seconds W** a distance **151.00 feet** across the grantor's tract to an iron pin set;

Thence **N 88 degrees 08 minutes 09 seconds E** a distance **1.04 feet** across the grantor's tract to an iron pin set in the westerly right of way line for Cooper Road, same being the grantor's east line and lies on a curve;

Thence on a non-tangent curve to the left, with the westerly right of way line for Cooper Road and the grantor's east line, having as its elements a delta of $00^{\circ}26'15''$, a radius of 1175.92 feet, an arc length of 8.98 feet with a **Chord Bearing of S $01^{\circ}36'00''$ E** a **Chord Length of 8.98 feet** to the end of said curve;

Thence **S 01 degrees 51 minutes 51 seconds E** a distance **135.02 feet** with the westerly right of way line for Cooper Road and the grantor's east line to a point of curvature;

Thence on a curve to the right with the westerly right of way line for Cooper Road and the grantor's east line, having as its elements a delta of $16^{\circ}15'37''$, a radius of 25.00 feet, an arc length of 7.09 feet with a **Chord Bearing of S $06^{\circ}15'57''$ W** a **Chord Length of 7.07 feet** to the ***TRUE POINT OF BEGINNING***,. containing 0.003 acre of land more or less.

The above described area contains a total of **0.003 acres** within Franklin County Auditor's Parcel Number 080-008081-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Official Record Book 12779I06 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 established bearing of $N 03^{\circ}47'38'' E$ on the centerline of Cleveland Avenue.

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

Resource International, Inc.

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