

47-WDV
DESCRIPTION OF 0.019 ACRES
Right of Way
Key Corner, LLC
33 Cleveland Avenue

Situated in the State of Ohio, County of Franklin, City of Westerville, being located in Quarter Township 1, Township 2 North, Range 18 West, United States Military Lands and being part of 0.869 acre tract of land described in a deed Key Corner, LLC by deed of reference in Instrument No. 201112150163991. 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 intersection of the southerly line of the grantor's 0.869 acre tract with the westerly right of way line for Cleveland Avenue (90' width) this location, said intersection being the southeast corner of the grantor's 0.869 acre tract and lies in the west line of a tract of land described (*as Parcel 16-WD*) in a deed to The City of Westerville of record in Deed Book 3409, Page 827;

Thence **N 03 degrees 25 minutes 00 seconds E** a distance **46.39 feet** with the westerly right of way line for Cleveland Avenue, same being the west line of said City of Westerville tract and the east line grantor's tract to an iron pin set and the ***TRUE POINT OF BEGINNING***;

Thence **N 86 degrees 35 minutes 00 seconds W** a distance **10.00 feet** across the grantor's tract 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 **N 03 degrees 25 minutes 00 seconds E** a distance **97.00 feet** across the grantor's tract with a right of way line being 10.00 feet west of the westerly right of way line for Cleveland Avenue to an iron pin set in said westerly right of way line, same being the west line of said City of Westerville tract and also the grantor's east line and lies on a curve;

Thence on a non-tangent curve to the right, with the westerly right of way line for Cleveland Avenue, the west line of said City of Westerville tract and the east line of the grantor's tract, having as its elements a delta of 25°50'31", a radius of 100.00 feet, an arc length of 45.10 feet with a Chord Bearing of S 09°30'15" E a Chord Length of 44.72 feet to the point of tangency;

Thence **S 03 degrees 25 minutes 00 seconds W** a distance **53.41 feet** with the westerly right of way line for Cleveland Avenue, the west line of said City of Westerville tract and the east line of the grantor's tract to the ***TRUE POINT OF BEGINNING***, containing 0.019 acre of land more or less.

The above described area contains a total of **0.019 acres** within Franklin County Auditor's Parcel Number 080-000178-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument No. 201112150163991 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°25'00" 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