

31-WD
DESCRIPTION OF 0.012 ACRES
Right of Way
3129 Cleveland Avenue, LLC
3129 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 a part of Lot 27, Lot 28 and Lot 29 as the same is numbered and delineated upon the recorded plat Kenmore Knolls in Plat Book 19, Page 54 and described in a deed to 3129 Cleveland Avenue, LLC by deed of reference in Instrument No. 201012210173553. 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 northerly right of way line of Oakland Park Avenue (60' width) with the westerly right of way for Cleveland Avenue (width varies), said intersection being the southeast corner of the grantor's tract, same being also the southwest corner of a 0.006 acre tract of land described in a deed to the County of Franklin and State of Ohio by deed of reference in Instrument No. 200301090009220;

Thence **N 42 degrees 37 minutes 52 seconds E** a distance of **22.98 feet** with the northerly right of way line for Oakland Park Avenue and the south line of the grantor's tract to a point;

Thence **S 85 degrees 46 minutes 09 seconds E** a distance of **8.19 feet** with the northerly line of said 0.006 acre tract and the northerly right of way line for Oakland Park Avenue and the south line of the grantor's tract to an iron pin set and being the ***TRUE POINT OF BEGINNING***;

Thence **N 04 degrees 14 minutes 12 seconds E** a distance **8.00 feet** across the grantor's tract with a right of way line being 5.00 feet west of and parallel with the westerly right of way line for Cleveland Avenue as measured by right angles to an iron pin set;

Thence **N 85 degrees 46 minutes 09 seconds W** a distance of **2.00 feet** across the grantor's tract with a right of way line to an iron pin set, said iron pin being 7.00 feet west of the westerly right of way line for Cleveland Avenue as measured by right angles;

Thence **N 04 degrees 14 minutes 12 seconds E** a distance **67.00 feet** across the grantor's tract with a right of way line being 7.00 feet west of and parallel with the westerly right of way line for Cleveland Avenue as measured by right angles to an iron pin set;

Thence **S 85 degrees 45 minutes 48 seconds E** a distance of **7.00 feet** across the grantor's tract to an iron pin set in the westerly right of way line for Cleveland Avenue, same being the grantor's east line;

Thence **S 04 degrees 14 minutes 12 seconds W** a distance of **75.00 feet** with the westerly right of way line for Cleveland Avenue and the east line of the grantor's tract to the northeast corner of said 0.006 acre tract, being also the existing northerly right of way line for Oakland Park Avenue;

Thence **N 85 degrees 46 minutes 09 seconds W** a distance of **5.00 feet** with the northerly line of said 0.006 acre tract, the northerly right of way line for Oakland Park Avenue and the south line of the grantor's tract to the **TRUE POINT OF BEGINNI**, containing 0.012 acre of land more or less.

The above described area contains a total of **0.012 acres** within Franklin County Auditor's Parcel Number 010-087364-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument No. 201012210173553 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 04°14'12" 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