

35-WDV
DESCRIPTION OF 0.009 ACRES
Right of Way
Samuel C. Guarini
3701 Cleveland Ave

Situated in the State of Ohio, County of Franklin, Clinton Township, being located in Quarter Township 1, Township 1 North, Range 18 West, United States Military Lands and being part of Lot 169 as the same is numbered and delineated upon the recorded plat Elmore Addition in Plat Book 9, Page 30 and described as Parcel 1 in a deed to Samuel C. Guarini by deed of reference in Instrument No. 200509300204856. 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 for Melrose Avenue (50' width) with the westerly right of way for Cleveland Avenue (80' width, as conveyed to the Franklin County Commissioners in Deed Book 3564, Page 162), said intersection also being the southeast corner of the grantor's tract and the **TRUE POINT OF BEGINNING**;

Thence **N 86 degrees 27 minutes 07 seconds W** a distance of **3.58 feet** with the northerly right of way line for Melrose Avenue and the south line of the grantor's tract (*said Lot 169*) to an iron pin set;

Thence **N 36 degrees 35 minutes 41 seconds E** a distance **13.00 feet** across the grantor's tract with a line being 3.00 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 53 degrees 24 minutes 19 seconds W** a distance **7.00 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 36 degrees 35 minutes 41 seconds E** a distance **34.00 feet** across the grantor's tract with a line being 10.00 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 53 degrees 24 minutes 19 seconds E** a distance **10.00 feet** across the grantor's tract to an iron pin set in the westerly right of way line of Cleveland Avenue, same being the westerly line of said Commissioners tract and the easterly line of the grantor's tract;

Thence S 36 degrees 35 minutes 41 seconds W a distance 45.05 feet with the westerly right of way line for Cleveland Avenue, the westerly line of said Commissioners tract and the easterly line of the grantor's tract to the **TRUE POINT OF BEGINNING**, containing 0.009 acre of land more or less.

The above described area contains a total of 0.009 acres within Franklin County Auditor's Parcel Number 130-006964-00, which includes 0.000 acres in the present road occupied.


Grantor claims title by Instrument recorded in Instrument No. 200509300204856 in the records of Franklin County, Ohio.

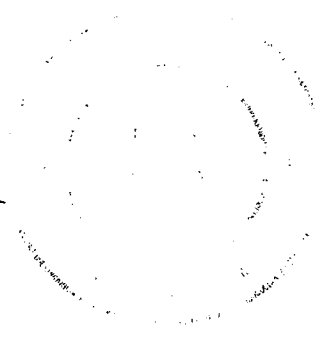
Iron pins set, as shown on plan and in the above description are 5/8 inch steel rod, thirty (30) inches long with a cap stamped "Rii".

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 36°35'41" 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. 11-16-15
Professional Surveyor No. S-7514



M-100
Split Irregular Section
3.58 ft South line
45.05 ft East line
off of South East Corner
out of
(1300)
6964

