

12-WD
DESCRIPTION OF 0.006 ACRES
Right of Way
1047 Cleveland, LLC
E. Fifth Ave.

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 4, Township 5, Range 22, Refugee Lands, being part of Lot 10, Partition of the Robert Neil Estates, Plat "A". Court of Common Pleas Complete Record 153, Page 440, and being part of 30.94 acres tract of land described in a deed to 1047 Cleveland, LLC by deed of record in Instrument No. 201107140087803. 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 set iron pin at the point of intersection of the easterly extension of the south right of way line for E 5th Avenue (width varies) with northerly extension of the westerly right of way for Cleveland Avenue (width varies) as conveyed to the City of Columbus in Instrument No. 2014311150191696;

Thence **S 02 degrees 16 minutes 19 seconds W** a distance of **83.49 feet** with said northerly extension line and the westerly right of way line for Cleveland Avenue to an iron pin set and the **TRUE POINT OF BEGINNING**;

Thence continue **S 02 degrees 16 minutes 19 seconds W** a distance **47.01 feet** with the westerly right of way line for Cleveland Avenue to an iron pin set;

Thence **N 88 degrees 56 minutes 58 seconds W** a distance of **5.00 feet** across the grantor's tract to an iron pin set;

Thence **N 01 degrees 03 minutes 11 seconds E** a distance of **47.00 feet** across the grantor's tract to an iron pin set;

Thence **S 88 degrees 56 minutes 58 seconds E** a distance of **6.00 feet** across the grantor's tract to the westerly right of way line for Cleveland Avenue and the **TRUE POINT OF BEGINNING**; containing 0.006 acre of land more or less.

The above described area contains a total of **0.006 acres** within Franklin County Auditor's Parcel Number 010-019405-00, which includes 0.000 acres in the present road occupied

Grantor claims title by Instrument recorded in Instrument No. 201107140087803 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°46'19" 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