

**DESCRIPTION OF A 0.053 ACRE PARCEL
PARCEL 16-WD**

Situate in the State of Ohio, Franklin County, City of Columbus, part of Lot Number 1 of Laura B. Koons Fairwood Frebis Parcels in Auditor's Plat Book 20, Page 527, part of Lot Number 1 of the Plat of Partition among the heirs of George W. McCloud recorded in Plat Book 7, Page 75, part of Stone & Chittenden's Subdivision half Section 33 recorded in Deed Book 18, Page 241, Section 23, T5N, R22W, Refugee Lands, and being part of a 0.95 acre parcel conveyed to Gregory Thomas and Yvonne C. Thomas recorded in Deed Book 3620, Page 105 in the Franklin County Recorder's office and being more particularly described as follows:

Being a parcel lying on the right side of centerline of Fairwood Avenue.

Commencing at an iron pin set on the east line of Half Section 32 and the west line of Half Section 33 at the intersection of Deshler Avenue at centerline station 10+00.00 and Fairwood Avenue at centerline station 35+55.52;

Thence South 04 Degrees 00 Minutes 49 Seconds West 349.19 feet along the centerline of Fairwood Avenue (50' right of way) being the east line of Half Section 32 and the west line of Half Section 33 to the grantors southwest corner and the northwest corner of an 0.819 acre parcel conveyed to New Horizons Christian Fellowship, Inc. recorded in Instrument Number 201503250037255 at centerline station 32+06.33, said point being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** North 04 Degrees 00 Minutes 49 Seconds East 92.78 feet along the grantors west line and the centerline of Fairwood Avenue being the east line of Half Section 32 and the west line of Half Section 33 to the grantors northwest corner and the southwest corner of a 26.544 acre parcel conveyed to the City of Columbus recorded in Deed Book 2054, Page 564 at centerline station 32+99.11;

Thence leaving the centerline of Fairwood Avenue South 86 Degrees 11 Minutes 27 Seconds East 25.00 feet along the grantors north line and the south line of said 26.544 acre parcel to an iron pin set on the east right of way of Fairwood Avenue at 25.00 feet right of centerline station 32+99.20;

Thence South 04 Degrees 00 Minutes 49 Seconds West 92.78 feet along the east right of way of Fairwood Avenue to an iron pin found on the grantors south line and the north line of an 0.819 acre parcel conveyed to New Horizons Christian Fellowship, Inc. recorded in Instrument Number 201503250037255 at 25.00 feet right of centerline station 32+06.42;

Thence leaving the east right of way of Fairwood Avenue North 86 Degrees 11 Minutes 27 Seconds West 25.00 feet along the grantors south line and the north line of said 0.819 acre parcel to the **Point of Beginning**.

The above described contains 0.053 acres more or less including the present road which occupies 0.053 acres and is contained in Auditors Parcel Number 010-104337-00 which presently shows 0.95 acres.

Subject to all legal easements and rights of way.

All iron pins set are 3/4 inch diameter x 30 inch long rebar with a cap stamped "Canter S-7226".

All stations and offsets are referenced to the centerline of right of way of Fairwood Avenue.

Grantor claims title by Deed Book 3620, Page 105 in the Franklin County Recorder's office.

This Description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc., completed August 2014.

All bearings, coordinates and distances are expressed as NAD 83(86), Ohio State Plane South Zone Grid. Combined Scale Factor 0.99994897. Reference the centerline of Fairwood Avenue being North 04 Degrees 00 Minutes 49 Seconds East.

Robert C. Canter, P.S. 7226

Date