

**PARCEL 13-WD**  
**DESCRIPTION OF 0.1437 ACRES**

Situated in the State of Ohio, County of Franklin, Township of Plain, and being in Section 7, Township 2, Range 16, United States Military Lands, being part of a 2.00 acre tract as conveyed to Morad S. & Amany W. Tawfik, as recorded in Official Record Volume 35007 B08, all being of record in the Recorder's Office, Franklin County, Ohio.

Being a parcel of land lying on the left side of the centerline of Central College Road and being more particularly described as follows:

**BEGINNING** for reference at existing monument FCGS 1825 at the centerline intersection of Central College Road and Harlem Road North, said centerline also being on the southerly line of Section 7 and the northerly line of Section 14, and being the southwesterly corner of a 2.266 acre tract, as conveyed to G & G Realty Services, LLC as recorded in Instrument No. 201402210021613, and the southeasterly corner of a 2.00 acre tract, as conveyed to Frederick L. Williamson as recorded in Official Record Volume 14674 H02 and Official Record Volume 23435 G17, and being on the northerly line of a 1.617 acre tract as conveyed to the City of Columbus as recorded in Official Record Volume 22969 Page A01, and referencing existing monument FCGS 8821 at **North 85 degrees 50 minutes 54 seconds West, 560.46 feet**,

Thence continuing along the centerline of said Central College Road, and the southerly line of said 2.00 acre Williamson tract and a 2.00 acre tract as conveyed to Martha J. Marcom(25%), Richard B. Henry(25%), Charles T. Henry(25%), Paula Janelle Jenkins(25%), as recorded in Instrument No. 200607310149384 and 201409260127490 and 201606010068498, and a 1.00 acre tract as conveyed to William J. Dettwiller and Stacey A. Dettwiller, as recorded in Instrument No. 201308130138384, and the northerly line of said 1.617 acre tract, **North 85 degrees 50 minutes 54 seconds West, 524.53 feet** to a mag nail set, being 0.00 feet left of centerline station 87+84.86, being at the southeasterly corner of said 2.00 acre Tawfik tract, and being at the southwesterly corner of said 1.00 acre tract, said mag nail also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing along the centerline of said Central College Road, and the southerly line of said 2.00 acre Tawfik tract and the northerly line of said 1.617 acre tract, **North 85 degrees 50 minutes 54 seconds West, 35.93 feet** to existing monument FCGS 8821, being 0.00 feet left of centerline station 87+48.93;

Thence continuing along the centerline of said Central College Road, and the southerly line of said 2.00 acre Tawfik tract and the northerly line of said 1.617 acre tract, **North 85 degrees 18 minutes 53 seconds West, 165.34 feet** to a mag nail set, being 0.00 feet left of centerline station 85+83.59, being at the southwesterly corner of said 2.00 acre Tawfik tract, and the southeasterly corner of a 2.00 acre tract as conveyed to Matthew D. Stiffler and Mollie J. Berry, as recorded in Instrument No.201609080120701, and referencing existing monument FCGS 8822 at **North 85 degrees 18 minutes 53 seconds West, 1115.44 feet**;

Thence along the westerly line of said 2.00 acre Tawfik tract, and the easterly line of said 2.00 acre Stiffler tract, **North 04 degrees 31 minutes 25 seconds East, 30.00 feet** to an iron pin set on the northerly line of Central College Road, being 30.00 feet left of centerline station 85+83.51;

Thence across said 2.00 acre Tawfik tract, and along the northerly line of said Central College Road, **South 85 degrees 18 minutes 53 seconds East, 87.97 feet** to an iron pin set, being 30.00 feet left of centerline station 86+71.48;

Thence continuing across said 2.00 acre Tawfik tract and leaving the said northerly line, **South 87 degrees 21 minutes 09 seconds East, 113.37 feet** to an iron pin set, being 33.69 feet left of centerline station 87+85.09, being on the easterly line of said 2.00 acre Tawfik tract, and being on the westerly line of said 1.00 acre tract;

Thence along the westerly line of said 1.00 acre tract, and the easterly line of said 2.00 acre Tawfik tract, **South 04 degrees 32 minutes 07 seconds West, 33.69 feet** to a mag nail set, being 0.00 feet left of centerline station 87+84.86, passing the existing northerly line of Central College Road at 3.69 feet, said mag nail being the **POINT OF TRUE BEGINNING**, containing 0.1437 acres, more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

The above described area contains a total of 0.1437 acres within Franklin County Auditor's Parcel Number 220-002047-00, which includes 0.1386 acres in the present road occupied.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8230" inscribed on top.

The preceding description is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2012A). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The portion of the centerline of right of way of Central College Road, from the intersection with Harlem Road bearing easterly 1648.10 feet and having a bearing of South 86 degrees 10 minutes 10 seconds East, is designated the "basis of bearing" for this description.

This description was prepared by Matthew E. Ferris, Ohio Registered Professional Surveyor 8230 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. from May 2016 through March 2018 under the direct supervision of Matthew E. Ferris, Ohio Registered Professional Surveyor 8230.

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Matthew E. Ferris, PS 8230                      Date