

**DESCRIPTION OF A 0.046 ACRE PARCEL
PARCEL 5-WD**

Situate in the State of Ohio, Franklin County, City of Columbus, part of Lot Number 13 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, Half Section 33, Section 23, T5N, R22W, Refugee Lands, and being part of an 0.819 acre parcel conveyed to Rebecca Milnes recorded in Instrument Number 201301230011902 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 Gates Street at centerline station 10+00.00 and Fairwood Avenue at centerline station 25+40.92;

Thence South 04 Degrees 00 Minutes 49 Seconds West 234.64 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 northwest corner at centerline station 23+06.28, said point being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** South 86 Degrees 11 Minutes 27 Seconds East 25.00 feet along the grantors north line to an iron pipe found at the southwest corner of Lot No. 4 of Fairgate Subdivision recorded in Plat Book 27, Page 92A conveyed to Blanche M. Wardlaw and Javan E. Wardlaw recorded in Instrument Number 200407080158258 and the east right of way of Fairwood Avenue at 25.00 feet right of centerline station 23+06.37;

Thence South 04 Degrees 00 Minutes 49 Seconds West 79.76 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 a 0.819 acre parcel conveyed to Maudie G. Williams recorded in Official Record Volume 9986, Page E10 at 25.00 feet right of centerline station 22+26.61;

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 grantors southwest corner, the northwest corner of said 0.819 acre parcel and the centerline of Fairwood Avenue being the east line of Half Section 32 and the west line of Half Section 33 at centerline station 22+26.52;

Thence North 04 Degrees 00 Minutes 49 Seconds East 79.76 feet along the grantors west line, the centerline of Fairwood Avenue, the east line of Half Section 32 and the west line of Half Section 33 to the **Point of Beginning**.

The above described contains 0.046 acres more or less including the present road which occupies 0.046 acres and is contained in Auditors Parcel Number 010-104207-00 which presently shows 0.819 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 Instrument Number 201301230011902 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