

**DESCRIPTION OF A 0.059 ACRE PARCEL
PARCEL 48-WD**

Situated in the State of Ohio, Franklin County, City of Columbus, lying in Half Section 39, Township 5 N, Range 22 W, and being a 0.059 acre parcel out of a 0.351 acre tract conveyed to Delores J. Penn (hereafter referred to as "Grantor") by the instruments filed as Official Record volume 19739, page F17 and Deed Book volume 3095, page 172 (all document references are to the records of Franklin County unless otherwise stated).

Being a parcel of land lying on the right side of the centerline of right of way of Moler Road more particularly described as follows:

COMMENCING FOR REFERENCE at a Mag nail found on the centerline of right-of-way of Moler Road, the said nail being South 86 degrees 15 minutes 34 seconds East at a distance of 155.00 from the intersection of the said centerline of right-of-way of Moler Road with the centerline of right-of-way of Lockbourne Road;

Thence along the said centerline of right-of-way of Moler Road, South 86 degrees 15 minutes 34 seconds East for a distance of 1576.05 feet to a Mag nail set at the intersection of the said centerline of right-of-way of Moler Road with the centerline of right-of-way of Berkeley Road;

Thence continuing along the said centerline of right-of-way of Moler Road, South 86 degrees 15 minutes 34 seconds East for a distance of 713.11 feet to a Mag nail set at the Grantor's northwesterly corner and at the northeasterly corner of a parcel conveyed to Yolanda R. Brown by the instrument filed as Instrument Number 199711070140056, the said nail being at station 34+43.89 of the centerline of right-of-way of Moler Road and being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the Grantor's northerly line and along the said centerline of right-of-way, South 86 degrees 15 minutes 34 seconds East for a distance of 79.91 feet to a Mag nail set at the Grantor's northeasterly corner and at the northwesterly corner of a parcel conveyed to Equity Creation, LLC by the instrument filed as Instrument Number 200904230057477 being at station 35+23.80 of the centerline of right-of-way of Moler Road;

Thence along the Grantor's easterly line and along the westerly line of the said Equity Creation, LLC parcel, South 03 degrees 50 minutes 30 seconds West for a distance of 32.00 feet to an iron pin set being 32.00 feet right of the centerline of right-of-way of Moler Road station 35+23.75;

Thence crossing through the lands of the Grantor, North 86 degrees 15 minutes 34 seconds West for a distance of 79.85 feet to an iron pin set on the Grantor's westerly line and on the easterly line of the said Yolanda R. Brown parcel being 32.00 feet right of the centerline of right-of-way of Moler Road station 34+43.89, referencing an iron pipe found to be North 05 degrees 29 minutes 19 seconds East at a distance of 6.30 feet;

Thence along the Grantor's westerly line and along the easterly line of the said Yolanda R. Brown parcel, North 03 degrees 44 minutes 01 seconds East for a distance of 32.00 feet to the TRUE POINT OF BEGINNING, containing 0.059 acres, more or less, of which 0.028 acres are contained within the present road occupied, resulting in a net take of 0.031 acres out of Franklin County Auditor's Parcel number 010-104414.

Grantor claims title by the instruments filed as Official Record volume 19739, page F17 and Deed Book volume 3095, page 172 in the records of Franklin County.

This description was prepared by Russell Koenig, Ohio Registered Professional Surveyor number 8358, and is based on an actual field survey conducted by DLZ Ohio, Inc. in 2011 through 2014 under his direct supervision.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2007), with ties to Franklin County Engineer Monuments FRANK 43 and FRANK143 having a relative bearing of South 87 degrees 56 minutes 15 seconds East.

Where described, iron pins set are 5/8" diameter, 30" long, and bear a yellow plastic cap inscribed "DLZ OHIO, INC".

The stations referenced herein are from the plans known as SIDEWALK IMPROVEMENTS OF MOLER ROAD on file with the City of Columbus.

Russell Koenig

Russell Koenig, S-8358

02-10-2015

Date



*0-53-G
Split
0.059 acre
out of
(010)
104414*

