

PARCEL 24 - WD
0.079 ACRE
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE
FOLLOWING DESCRIBED PROPERTY WITHOUT LIMITATIONS OF
EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 52, Township 12, Range 21, of the Refugee Lands, and being part of a 1.020 acre tract conveyed to Cynthia Ibarra (hereinafter referred to as "Grantor") by deed of record in Instrument Number 201308050132320 (Franklin County Parcel Number 010-118503-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

BEGIN FOR REFERENCE at a concrete monument with an aluminum cap labeled "Frank 144" located along I-70 and the entrance ramp for James Road;

Thence South 68° 13' 01" East a distance of 3871.42 feet to a centerline monument set at the centerline right-of-way intersection of Petzinger Road (Station 37+02.68) and Courtright Road (Station 41+62.20);

Thence South 04° 29' 48" West a distance of 351.83 feet along centerline of Courtright Road (R/W width varies) to a point at centerline Station 38+10.38 and being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence South 04° 29' 48" West a distance of 114.34 feet along the centerline of Courtright Road, to the southeasterly corner of said 1.020 acre tract on the centerline station 36+96.03;

Thence North 85° 28' 38" West a distance of 30.00 feet to an iron pin set on the line common to said 1.020 acre tract and the existing right-of-way of Courtright Road conveyed to the City of Columbus by deed of record Deed Volume 2927 Page 568, 30.00 feet left of the centerline station 36+96.04;

Thence North $04^{\circ} 29' 48''$ East a distance of 114.34 feet to an iron pin set on the southerly line of a 0.980 acre tract conveyed to Community Housing Intent, INC. by deed of record in Instrument Number 202207070099754 and the northerly line of said 1.020 acre tract, 30.00 feet left of the centerline station 38+10.39

Thence South $85^{\circ} 28' 51''$ East a distance of 30.00 feet along the line common to said 1.020 acre tract and said 0.980 acre tract to the **TRUE POINT OF BEGINNING**, containing 0.079 acres, more or less, of which the present road occupies 0.052 acres and being subject to all easements, restrictions, and right-of-way of record.

This description was prepared by Robert J. Sands, Ohio Professional Survey Number 8053, and is based on a survey conducted by DLZ Ohio, Inc. in 2021 under his direct supervision.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 2007 adjustment (NAD83(2007)), with the bearing of Courtright Road being North $04^{\circ} 20' 06''$ East.

Stationing for Courtright Road, as shown, is based upon an assumed station of 0+00 at the centerline intersection of Refugee Road and Courtright Road.

Where described, iron pins set are 5/8 inch rebar, 30 inches long, with yellow caps stamped "DLZ OHIO INC."

Robert J. Sands
Professional Surveyor No. 8053

Date