

PARCEL 23-WD
DESCRIPTION OF 0.5500 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus & Township of Plain, and being in Section 7, Township 2, Range 16, United States Military Lands, being part of a 2.266 acre tract, as conveyed to G & G Realty Services, LLC as recorded in Instrument No. 201402210021613, all being of record in the Recorder's Office, Franklin County, Ohio.

Being a parcel of land lying on the right side of the centerline of Harlem Road and 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, also said centerline of Central College Road being on the southerly line of Section 7 and the northerly line of Section 14, and being the southwesterly corner of said 2.266 acre tract, 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 1.617 acre tract as conveyed to the City of Columbus as recorded in Official Record Volume 22969 Page A01, said FCGS 1825 also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing along the centerline of said Harlem Road, and the westerly line of said 2.266 acre tract and the easterly line of said 2.00 acre tract, **North 2 degrees 36 minutes 53 seconds West, 282.00 feet** to a mag nail set, being 0.00 feet right of Harlem Road centerline station 32+94.93, being at the southwesterly corner of a 1.438 acre tract as conveyed to Kimberly Lane Baker Green and Larry Edward Green, as recorded in Instrument No. 201506030073090, and being at the northwesterly corner of said 2.266 acre tract, referencing existing monument FCGS 1375 at **North 02 degrees 36 minutes 53 seconds West, 1053.85 feet**;

Thence along the southerly line of said 1.438 acre tract, and the northerly line of said 2.266 acre tract, **South 86 degrees 09 minutes 14 seconds East, 40.26 feet** to an iron pin set, being 40.00 feet right of Harlem Road centerline station 32+90.40 passing the existing easterly line of Harlem Road and iron pin found at 30.19 feet, and an iron pin set at 35.22 feet;

Thence across said 2.266 acre tract, **South 02 degrees 36 minutes 53 seconds East, 101.43 feet** to an iron pin set, being 40.00 feet right of Harlem Road centerline station 31+88.97;

Thence continuing across said 2.266 acre tract, **South 05 degrees 04 minutes 38 seconds East, 116.37 feet** to an iron pin set, being 64.49 feet left Central College Road of centerline station 93+47.40;

Thence continuing across said 2.266 acre tract, **South 45 degrees 42 minutes 29 seconds East, 37.74 feet** to an iron pin set, being 40.00 feet left of Central College Road centerline station 93+76.11;

Thence continuing across said 2.266 acre tract, **South 86 degrees 10 minutes 10 seconds East, 269.96 feet** to an iron pin set, being 40.00 feet left of Central College Road centerline station 96+46.07 on the easterly line of said 2.266 acre tract, and the westerly line of a 0.378 acre tract as conveyed to the City of Columbus, Ohio, as recorded in Instrument No. 201704210054003;

Thence along the easterly line of said 2.266 acre tract, and the westerly line of said 0.378 acre tract, **South 03 degrees 49 minutes 55 seconds West, 40.00 feet** to a mag nail set, being 0.00 feet left of Central College Road centerline

station 96+46.07, passing the existing northerly line of Central College Road at 10.00 feet, being on the centerline of Central College Road and at the southwesterly corner of said 0.378 acre tract, and at the southeasterly corner of said 2.266 acre tract, and on the northerly line of a 4.600 acre tract as conveyed to the City of Columbus, Ohio as recorded in Instrument No. 201312260210317, referencing existing monument FCGS 5212 RESET at **South 86 degrees 10 minutes 10 seconds East, 1319.28 feet**;

Thence along the southerly line of said 2.266 acre tract, and the northerly line of said 4.600 acre tract, **North 86 degrees 10 minutes 10 seconds West, 328.82 feet** to existing monument FCGS 5574 at the centerline intersection of Central College Road and Harlem Road South, being 0.00 feet left of Central College Road centerline station 93+17.25, being the northwesterly corner of said 4.600 acre tract, and also being the northeasterly corner of 1.617 acre tract as conveyed to the City of Columbus as recorded in Official Record Volume 22969 Page A01;

Thence continuing along the southerly line of said Section 7 and the northerly line of said Section 14 and said 1.617 acre tract, and the centerline of Central College Road, **North 85 degrees 50 minutes 54 seconds West, 7.86 feet** to existing monument FCGS 1825, being 0.00 feet left of Central College Road centerline station 93+09.39, said monument being the **POINT OF TRUE BEGINNING**, containing 0.5500 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 0.5500 acres within Franklin County Auditor's Parcel Number 220-001113-00, which includes 0.4065 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.

Matthew E. Ferris, PS 8230

Date