

**PARCEL 16-T**  
**DESCRIPTION OF 0.0028 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Section 14, Township 2, Range 16, United States Military Lands, being part of Lot 58 of West Albany Section 2, as dedicated in Plat Book 80, Page 73, as conveyed to Robert L. & Sondra L. Hennings in Instrument No. 199504100089483, 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 Central College Road and being more particularly described as follows:

**BEGINNING** for reference at existing monument FCGS 5574 at the centerline intersection of Central College Road and Harlem Road South, also said centerline of Central College Road being on the southerly line of Section 7 and the northerly line of Section 14, 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 along the northerly line of said 1.617 acre tract, and the centerline of Central College Road, **North 85 degrees 50 minutes 54 seconds West, 568.32 feet** to existing monument FCGS 8821, being 0.00 feet right of centerline station 87+48.93, passing existing monument FCGS 1825 at 7.86 feet;

Thence continuing along the northerly line of said 1.617 acre tract, and the centerline of Central College Road, and the southerly line of a 2.00 acre tract as conveyed to Morad S. & Amany W. Tawfik, as recorded in Official Record Volume 35007 B08, **North 85 degrees 18 minutes 53 seconds West, 112.49 feet** to a point, being 0.00 feet right of centerline station 86+36.44;

Thence leaving said centerline and across said 1.617 acre tract, **South 04 degrees 41 minutes 07 seconds West, 49.46 feet** to a point, being 49.46 feet right of said Central College Road centerline station 86+36.44, said point being on the northeasterly line of said Lot 58, and being on the southwesterly line of said Bethany Drive (60'), as dedicated by said West Albany Section 2, said point also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the northeasterly line of said Lot 58 and southwesterly right of way line of said Bethany Drive along a curve to the right, having a radius of 20.00 feet, a delta angle of 31 degrees 47 minutes 18 seconds, an arc length of 11.10 feet, and a chord bearing and distance of **South 11 degrees 12 minutes 09 seconds East, 10.96 feet** to a point, being 60.00 feet right of centerline station 86+39.44, and being the point of tangency of the curve with the easterly line of said Lot 58 and the westerly line of said Bethany Drive;

Thence along the easterly line of said Lot 58 and the westerly right of way line of said Bethany Drive, **South 04 degrees 40 minutes 55 seconds West, 32.92 feet** to a point, being 30.00 feet left of the centerline of Bethany Drive station 8+57.09;

Thence across said Lot 58, **North 85 degrees 19 minutes 05 seconds West, 3.00 feet** to a point, being 33.00 feet left of centerline of said Bethany Drive station 8+57.08;

Thence continuing across said Lot 58, **North 04 degrees 40 minutes 55 seconds East, 43.46 feet** to a point, being 49.46 feet right of centerline of said Central College Road station 86+36.44, said point being the **POINT OF TRUE BEGINNING**, containing 0.0028 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 0.0028 acres within Franklin County Auditor's Parcel Number 010-229365-00, which includes 0.000 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

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