

24-WD
DESCRIPTION OF 0.002 ACRES
Right of Way
Darlene Matthews
2547 Cleveland Ave

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 1 North, Range 18 West, United States Military Lands and being part of Lot 710 as the same is numbered and delineated upon the recorded plat Simons Neil and Simons Linden Addition in Plat Book 5, Page 354 and described in a deed to Darlene Matthews by deed of reference in Instrument No. 200807020101595. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

Commencing at an iron pin set at the intersection of the north right of way line for Genessee Avenue (75' width) with the westerly right of way for Cleveland Avenue (70' width), said point also being in the southeast corner of Lot 715 of said Simons Neil and Simons Linden Addition;

Thence **N 03 degrees 46 minutes 19 seconds E** a distance **165.60 feet** with the westerly right of way line for Cleveland Avenue to an iron pin set in the northeast corner of Lot 711 of said Simons Neil and Simons Linden Addition, same being the southeast corner of the grantor's tract (*said Lot 710*) and the **TRUE POINT OF BEGINNING**;

Thence **N 86 degrees 13 minutes 41 seconds W** a distance **5.00 feet** with the north line of said Lot 711 and the south line of the grantor's tract (*said Lot 710*) to an iron pin set, said iron pin being 5.00 feet west of the westerly right of way line for Cleveland Avenue as measured by right angles;

Thence **N 03 degrees 46 minutes 19 seconds E** a distance **20.00 feet** across the grantor's tract with a right of way line being 5.00 feet west of and parallel with the westerly right of way line for Cleveland Avenue as measured by right angles to an iron pin set

Thence **S 86 degrees 08 minutes 10 seconds E** a distance **5.00 feet** across the grantor's tract (*said Lot 710*) to an iron pin set in the westerly right of way line for Cleveland Avenue, same being the east line of the grantor's tract (*said Lot 710*);

Thence **S 03 degrees 46 minutes 19 seconds W** a distance of **20.00 feet** with the westerly right of way line of Cleveland Avenue and the east line of the grantor's tract (*said Lot 710*) to the **TRUE POINT OF BEGINNING**, containing 0.002 acre of land more or less.

The above described area contains a total of **0.002 acres** within Franklin County Auditor's Parcel Number 010-059233-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument No. 200807020101595 in the records of Franklin County, Ohio.

Iron pins set, as shown on plan and in the above description are 5/8 inch steel rod, thirty (30) inches long with a cap stamped "Rii".

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83 and were established utilizing ODOT's VRS System, GPS equipment and procedures and established bearing of N 03°46'19" E on the centerline of Cleveland Avenue.

This description was prepared from existing records and a field survey performed in August 2014.

Resource International, Inc.

Mark S. Ward, P.S.
Professional Surveyor No. S-7514