

51-WD
DESCRIPTION OF 0.002 ACRES
Right of Way
ACM Vision V, LLC
1704 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 23 as the same is numbered and delineated upon the recorded plat Louis Heights Subdivision in Plat Book 11, Page 8 and described in a deed to ACM Vision V, LLC in Instrument No. 201405070056398. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

Commence at the intersection of the south line of said Lot 23 with the easterly right of way for Cleveland Avenue (width varies), said point also being in the northwest corner of Lot 22 and described in a deed to Sampson Property Management, LLC by deed of record in Instrument No. 200605120092015 of said Louis Heights Subdivision, being also the southeast corner of a 72 square feet tract conveyed to the City of Columbus by Official Record Book 1346B11, same also being the northeast corner of a 96 square feet tract conveyed to the City of Columbus in Official Record Book 1769G20, and being the **TRUE POINT OF BEGINNING**;

Thence **N 25 degrees 06 minutes 35 seconds E** a distance **8.93 feet** with the east line of said City of Columbus 72 square feet tract and the easterly right of way line of Cleveland Avenue to an iron pin set;

Thence **S 64 degrees 53 minutes 25 seconds E** a distance **10.35 feet** across the grantor's tract to an iron pin set;

Thence **S 26 degrees 43 minutes 00 seconds W** a distance **4.92 feet** to an iron pin set in the north line of Lot 22 of said Louis Heights plat, being also the south line of said Lot 23;

Thence **N 86 degrees 21 minutes 00 seconds W** a distance of **10.97 feet** with the north line of said Lot 22 and the south line said Lot 23 to the easterly right of way line of Cleveland Avenue and 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 010-052679-00, which includes 0.000 acres in the present road occupied

Grantor claims title by Instrument recorded in Instrument No. 201405070056398 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, North Zone as per NAD 83 and were established utilizing ODOT's VRS System, GPS equipment and procedures and an established bearing of N 03°50'21" 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