

Parcel Exhibit Description
0.148 Acres
North of Ackerman Road
West of Olentangy River Road
-1-

Situated in the State of Ohio, County of Franklin, City of Columbus, Range 18, Township 1, Quarter Township 3, of the United States Military District, being a 0.148 acre tract of land, said 0.148 acre tract being part of the right-of-way of J. Edward Weaver Memorial Drive originally dedicated as Ackerman Road as shown on the plat "Dedication of Olentangy River Road, Stinchcomb Drive, Stadium Drive, Harley Drive, Ackerman Road and Utility Easements" of record in Plat Book 33, Page 52, and being more particularly described as follows:

Beginning, for Reference, at a pk nail set at the centerline of construction for Olentangy River Road Sec. "B" (1941) (R/W Varies) and the original centerline of Ackerman Road (R/W-Varies), upon said plat;

Thence **N 86° 25' 05" W**, along the centerline of said Ackerman Road, **393.06 feet** to an iron pin set, the **True Point of Beginning**;

Thence **N 86° 25' 05" W**, continuing along the centerline of said Ackerman Road, **161.00 feet** to an iron pin set;

Thence **N 03° 34' 55" E**, across the right-of-way of said Ackerman Road, **40.00 feet** to an iron pin set in the northerly line of said right-of-way and being in the southerly line of a 12.446 acre tract of land conveyed to Prospect Wango, LLC of record in Instrument Number 200005030087445 and Instrument Number 200601090005284,

Thence **S 86° 25' 05" E**, along said common line, **161.00 feet** to an iron pin set;

Thence **S 03° 34' 55" W**, across the right-of-way of said Ackerman Road, **40.00 feet** to the **True Point of Beginning**. Containing **0.148 acres**, more or less.

The above description was prepared by Advanced Civil Design, Inc. on May 26, 2022 and is created from information obtained from the Franklin County Auditor's Office and the Franklin County Recorder's Office and information obtained from an actual field survey conducted in February of 2017.

All iron pins set are 5/8" rebar, 30" long with plastic cap inscribed "Advanced 7661".

The Basis of Bearings used in this description are based upon the NAD83 Ohio State Plane Coordinate System, South Zone (NSRS 2007) which determines the bearing for the westerly right-of-way line for Olentangy River Road to be S16°43'11"E.

Advanced Civil Design, Inc.

Douglas R. Hock, P.S. 7661

Date:

