

**DESCRIPTION OF A 0.002 ACRE PARCEL
PARCEL 7-T**

Situate in the State of Ohio, Franklin County, City of Columbus, Half Section 33, Section 23, T5N, R22W, Refugee Lands, and being part of Lot No. 2 of Fairgate Subdivision recorded in Plat Book 27, Page 92A conveyed to James F. Cox recorded in Official Record Volume 20782, Page J16 in the Franklin County Recorder's office and being more particularly described as follows:

Being a parcel lying on the right side of centerline of Fairwood Avenue.

Commencing at an iron pin set on the east line of Half Section 32 and the west line of Half Section 33 at the intersection of Gates Street at centerline station 10+00.00 and Fairwood Avenue at centerline station 25+40.92;

Thence South 04 Degrees 00 Minutes 49 Seconds West 134.28 feet along the centerline of Fairwood Avenue (50' right of way) being the east line of Half Section 32 and the west line of Half Section 33 to a point at centerline station 24+06.64;

Thence South 85 Degrees 59 Minutes 11 Seconds East 25.00 feet perpendicular to the centerline of Fairwood Avenue to the grantors southwest corner, the northwest corner of Lot No. 3 of Fairgate Subdivision conveyed to Preferred Properties Real Estate Investments, LLC. recorded in Instrument Number 201108190103856 and the east right of way of Fairwood Avenue at 25.00 feet right of centerline station 24+06.64, said point being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** North 04 Degrees 00 Minutes 49 Seconds East 49.65 feet along the grantors west line and the east right of way of Fairwood Avenue to the grantors northwest corner, the southwest corner of Lot No. 1 of Fairgate Subdivision conveyed to Wilbur Young and Delois Young recorded in Deed Book 3674, Page 853 and Official Record Volume 2100, Page B09 at 25.00 feet right of centerline station 24+56.29;

Thence leaving the east right of way of Fairwood Avenue South 86 Degrees 12 Minutes 39 Seconds East 2.00 feet along the grantors north line and the south line of said Lot No. 1 of Fairgate Subdivision to a point at 27.00 feet right of centerline station 24+56.30;

Thence South 04 Degrees 00 Minutes 49 Seconds West 49.66 feet across the grantor to a point on the grantors south line and the north line of said Lot No. 3 of Fairgate Subdivision at 27.00 feet right of centerline station 24+06.64;

Thence North 86 Degrees 03 Minutes 23 Seconds West 2.00 feet along the grantors south line and the north line of said Lot No. 3 of Fairgate Subdivision to the **Point of Beginning**.

The above described contains 0.002 acres more or less including the present road which occupies 0.000 acres and is contained in Auditors Parcel Number 010-108168-00 which presently shows 0.144 acres (calculated).

Subject to all legal easements and rights of way.

All iron pins set are 3/4 inch diameter x 30 inch long rebar with a cap stamped "Canter S-7226".

All stations and offsets are referenced to the centerline of right of way of Fairwood Avenue.

Grantor claims title by Official Record Volume 20782, Page J16 in the Franklin County Recorder's office.

This Description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc., completed August 2014.

All bearings, coordinates and distances are expressed as NAD 83(86), Ohio State Plane South Zone Grid. Combined Scale Factor 0.99994897. Reference the centerline of Fairwood Avenue being North 04 Degrees 00 Minutes 49 Seconds East.

Robert C. Canter, P.S. 7226

Date