

**DESCRIPTION OF A 0.164 ACRE PARCEL  
PARCEL 5-WD**

Situated in the State of Ohio, Franklin County, City of Columbus, lying in Half Section 39, Township 5 N, Range 22 W, and being a 0.164 acre parcel out of a 1.630 acre tract conveyed to The City National Bank and Trust Company of Columbus, Ohio, a Corporation Duly Organized and Existing Under the National Banking Laws of the United States (hereafter referred to as "Grantor") by the instruments filed as Deed Book volume 2546, page 699 and Deed Book volume 2545, page 498 (all document references are to the records of Franklin County unless otherwise stated).

Being a parcel of land lying on the right side of the centerline of right of way of Moler Road more particularly described as follows:

BEGINNING at a Mag nail found on the centerline of right-of-way of Moler Road, the said nail being South 86 degrees 15 minutes 34 seconds East at a distance of 155.00 from the intersection of the said centerline of right-of-way of Moler Road with the centerline of right-of-way of Lockbourne Road, the said nail being at station 11+54.72 of the centerline of right-of-way of Moler Road and being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the Grantor's northerly line and along the said centerline of right-of-way, South 86 degrees 15 minutes 34 seconds East for a distance of 138.90 feet to a Mag nail set at the Grantor's northeasterly corner and at the northwesterly corner of a parcel conveyed to Board of Education of the City School District of Columbus, Ohio by the instrument filed as Deed Book volume 2799, page 211 being at station 12+93.62 of the centerline of right-of-way of Moler Road;

Thence along the Grantor's easterly line and along the westerly line of the said Board of Education of the City School District of Columbus, Ohio parcel, South 03 degrees 48 minutes 52 seconds West for a distance of 27.00 feet to an iron pin set being 27.00 feet right of the centerline of right-of-way of Moler Road station 12+93.59;

Thence crossing through the lands of the Grantor the following two (2) courses:

North 86 degrees 15 minutes 34 seconds West for a distance of 257.59 feet to an iron pin set being 27.00 feet right of the centerline of right-of-way of Moler Road station 10+36.00;

South 40 degrees 43 minutes 23 seconds West for a distance of 10.52 feet to an iron pin set on the Grantor's westerly line and on the easterly right-of-way line of Lockbourne Road as conveyed to the City of Columbus by the instrument filed as Instrument Number 201401300012414 being 35.40 feet right of the centerline of right-of-way of Moler Road station 10+29.67;

Thence along the Grantor's westerly line and along the said easterly right-of-way line, North 03 degrees 48 minutes 54 seconds East for a distance of 35.40 feet to a Mag nail set at the Grantor's northwesterly corner and on the centerline of right-of-way of Moler Road being at station 10+29.72 of the centerline of right-of-way of Moler Road;

Thence along the Grantor's northerly line and along the said centerline of right-of-way, South 86 degrees 15 minutes 34 seconds East for a distance of 125.00 feet to the TRUE POINT OF BEGINNING, containing 0.164 acres, more or less, of which 0.091 acres are contained within the present road occupied, resulting in a net take of 0.073 acres, being 0.089 acres out of Franklin County Auditor's Parcel number 010-112484 and 0.075 acres out of Franklin County Auditor's Parcel number 010-112357.

Grantor claims title by the instrument filed as Deed Book volume 2546, page 699 and Deed Book volume 2545, page 498 in the records of Franklin County.

This description was prepared by Russell Koenig, Ohio Registered Professional Surveyor number 8358, and is based on an actual field survey conducted by DLZ Ohio, Inc. in 2011 through 2014 under his direct supervision.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2007), with ties to Franklin County Engineer Monuments FRANK 43 and FRANK143 having a relative bearing of South 87 degrees 56 minutes 15 seconds East.

Where described, iron pins set are 5/8" diameter, 30" long, and bear a yellow plastic cap inscribed "DLZ OHIO, INC".

The stations referenced herein are from the plans known as SIDEWALK IMPROVEMENTS OF MOLER ROAD on file with the City of Columbus.

*Russell Koenig*

Russell Koenig, S-8358

*02-10-2015*

Date

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Split  
0.089 acre  
out of  
(010)  
112484  
↓  
Split  
0.075 acre  
out of  
(010)  
112357

