

**DESCRIPTION OF A 0.515 ACRE PARCEL
PARCEL 7-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 0.515 acre parcel out of a 11.336 acre tract conveyed to Board of Education of the City School District of Columbus, Ohio (hereafter referred to as "Grantor") by the instruments filed as Deed Book volume 2799, page 211, Deed Book volume 2798, page 112, Deed Book volume 2486, page 496, Deed Book volume 2490, page 635, Deed Book volume 2490, page 638, Deed Book volume 2490, page 641, Deed Book volume 2490, page 644, Deed Book volume 2490, page 647, Deed Book volume 2490, page 650, Deed Book volume 2490, page 656, Deed Book volume 2490, page 658, Deed Book volume 2490, page 660 and Deed Book volume 2518, page 697 (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:

COMMENCING FOR REFERENCE 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;

Thence along the said centerline of right-of-way of Moler Road, South 86 degrees 11 minutes 09 seconds East for a distance of 108.90 feet to a Mag nail set at the Grantor's northwesterly corner and at the northeasterly corner of a parcel 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 by the instrument filed as Deed Book volume 2546, page 699, the said nail being at station 12+93.62 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 701.46 feet to a Mag nail set at the Grantor's northeasterly corner and at the northwesterly corner of a parcel conveyed to Alfred S. Waibel and Marjorie R. Waibel by the instrument filed as Deed Book volume 1858, page 500 being at station 19+95.08 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 Alfred S. Waibel and Marjorie R. Waibel parcel, South 03 degrees 58 minutes 51 seconds West for a distance of 32.00 feet to an iron pin set being 32.00 feet right of the centerline of right-of-way of Moler Road station 19+94.95, passing an iron pipe found at 24.77 feet;

Thence crossing through the lands of the Grantor, North 86 degrees 15 minutes 34 seconds West for a distance of 701.36 feet to an iron pin set on the Grantor's westerly line and on the easterly line of the said 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 parcel being 32.00 feet right of the centerline of right-of-way of Moler Road station 12+93.58;

Thence along the Grantor's westerly line and along the easterly line of the said 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 parcel, North 03 degrees 48 minutes 52 seconds East for a distance of 32.00 feet, passing an iron pin set at 5.00 feet, to the TRUE POINT OF BEGINNING, containing 0.515 acres, more or less, of which 0.242 acres are contained within the present road occupied, resulting in a net take of 0.273 acres, being 0.044 acres out of Franklin County Auditor's Parcel number 010-115727, 0.044 acres out of Franklin County Auditor's Parcel number 010-115728, and 0.427 acres out of Franklin County Auditor's Parcel number 010-112416.

Grantor claims title by the instruments filed as Deed Book volume 2799, page 211, Deed Book volume 2798, page 112, Deed Book volume 2486, page 496, Deed Book volume 2490, page 635, Deed Book volume 2490, page 638, Deed Book volume 2490, page 641, Deed Book volume 2490, page 644, Deed Book volume 2490, page 647, Deed Book volume 2490, page 650, Deed Book volume 2490, page 656, Deed Book volume 2490, page 658, Deed Book volume 2490, page 660 and Deed Book volume 2518, page 697 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

0-S3-G

Split

0.044 acre

out of

(010)

115727

+

Split

0.044 acre

out of

(010)

115728

+

Split

0.427 acre

out of

(010)

112416

