

**DESCRIPTION OF A 0.078 ACRE PARCEL
PARCEL 27-WD**

Situated in the State of Ohio, Franklin County, City of Columbus, lying in Half Section 39, Township 5 N, Range 22 W, being Part of Lot 2 of the Partition Plat of the Lands of John D. Johnson, Deceased filed as Court of Common Pleas Complete Record volume 362, page 366, and being a 0.078 acre parcel out of a 0.596 acre tract conveyed to Larry Crockett and Margaret Crockett (hereafter referred to as "Grantor") by the instrument filed as Instrument Number 200903100033615 (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 15 minutes 34 seconds East for a distance of 1125.10 feet to a Mag nail set at the common corner of Lots 1 and 2 of the said Johnson Partition Plat being the Grantor's northwesterly corner and at the northeasterly corner of a parcel conveyed to Percy L. Prunty and Lillian Prunty by the instrument filed as Deed Book volume 3695, page 700, the said nail being at station 22+79.82 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 106.37 feet to a Mag nail set at the Grantor's northeasterly corner and at the northwesterly corner of a parcel conveyed to Lawrence A. Simmons by the instrument filed as Official Record volume 27344, page A01 and Official Record volume 27343, page J18 being at station 23+86.19 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 Lawrence A. Simmons parcel, South 03 degrees 55 minutes 13 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 23+86.09;

Thence crossing through the lands of the Grantor, North 86 degrees 15 minutes 34 seconds West for a distance of 106.37 feet to an iron pin set on the east line of said Lot 1, on the Grantor's westerly line and on the easterly line of the said Percy L. Prunty and Lillian Prunty parcel being 32.00 feet right of the centerline of right-of-way of Moler Road station 22+79.72;

Thence along the Grantor's westerly line, the common line between said Lots 1 and 2, and along the easterly line of the said Percy L. Prunty and Lillian Prunty parcel, North 03 degrees 55 minutes 13 seconds East for a distance of 32.00 feet to the TRUE POINT OF BEGINNING, containing 0.078 acres, more or less, of which 0.037 acres are contained within the present road occupied, resulting in a net take of 0.041 acres out of Franklin County Auditor's Parcel number 010-115294.

Grantor claims title by the instrument filed as Instrument Number 200903100033615 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, S-8358

02-10-2015
Date



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0.078 ac
out of
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