

**DESCRIPTION OF A 0.162 ACRE PARCEL
PARCEL 49-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 0.162 acre parcel out of a 0.619 acre tract conveyed to Equity Creation, LLC (hereafter referred to as "Grantor") by the instrument filed as Instrument Number 200904230057477 (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 and on the left side of the centerline of right of way of Fairwood Avenue 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 1576.05 feet to a Mag nail set at the intersection of the said centerline of right-of-way of Moler Road with the centerline of right-of-way of Berkeley Road;

Thence continuing along the said centerline of right-of-way of Moler Road, South 86 degrees 15 minutes 34 seconds East for a distance of 793.03 feet to a Mag nail set at the Grantor's northwesterly corner and at the northeasterly corner of a parcel conveyed to Delores J. Penn by the instrument filed as Official Record volume 19739, page F17 and Deed Book volume 3095, page 172, the said nail being at station 35+23.80 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 140.06 feet to a Mag nail set at the Grantor's northeasterly corner, the common line between Half Section 38 and Half Section 39, and on the centerline of right-of-way of Moler Road with its intersection with the centerline of right-of-way of Fairwood Avenue, being at station 36+63.86 of the centerline of right-of-way of Moler Road and station 121+90.46 of the centerline of right-of-way of Fairwood Avenue;

Thence along the Grantor's easterly line, the said Half Section line, and along the said centerlines of right-of-way, South 03 degrees 14 minutes 44 seconds West for a distance of 0.28 feet to a Mag nail set being at station 36+64.14 of the centerline of right-of-way of Moler Road and station 121+90.18 of the centerline of right-of-way of Fairwood Avenue;

Thence leaving the said centerline of right-of-way of Moler Road and continuing along the Grantor's easterly line, the said Half Section line, and along the said centerline of right-of-way of Fairwood Avenue, South 03 degrees 14 minutes 44 seconds West for a distance of 190.18 feet, passing a Mag nail set at 88.78 feet, to a Mag nail set at the Grantor's southeasterly corner and at the northeasterly corner of a parcel conveyed to John A. Ranft by the instrument filed as Instrument Number 201007060084378 being at station 120+00.00 of the centerline of right-of-way of Fairwood Avenue;

Thence along the Grantor's southerly line and along the northerly line of the said John A. Ranft parcel, North 86 degrees 25 minutes 57 seconds West for a distance of 15.00 feet to an iron pin set on the westerly right-of-way line of Fairwood Avenue being 15.00 feet left of the centerline of right-of-way of Fairwood Avenue station 120+00.08;

Thence crossing through the lands of the Grantor and along the said westerly right-of-way line, North 03 degrees 14 minutes 44 seconds East for a distance of 141.31 feet to an iron pin set being 15.00 feet left of the centerline of right-of-way of Fairwood Avenue station 121+41.39;

Thence leaving the said westerly right-of-way line and continuing through the lands of the Grantor the following three (3) courses:

North 86 degrees 45 minutes 17 seconds West for a distance of 10.00 feet to an iron pin set being 49.28 feet right of the centerline of right-of-way of Moler Road station 36+39.29;

North 03 degrees 14 minutes 44 seconds East for a distance of 17.28 feet to an iron pin set being 32.00 feet right of the centerline of right-of-way of Moler Road station 36+39.14;

North 86 degrees 15 minutes 34 seconds West for a distance of 115.39 feet to an iron pin set on the Grantor's westerly line and on the easterly line of the said Delores J. Penn parcel being 32.00 feet right of the centerline of right-of-way of Moler Road station 35+23.75;

Thence along the Grantor's westerly line and along the easterly line of the said Delores J. Penn parcel, North 03 degrees 50 minutes 30 seconds East for a distance of 32.00 feet to the TRUE POINT OF BEGINNING, containing 0.162 acres, more or less, of which 0.109 acres are contained within the present road occupied, resulting in a net take of 0.053 acres out of Franklin County Auditor's Parcel number 010-112458.

Grantor claims title by the instrument filed as Instrument Number 200904230057477 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



0-53-G

split

0.162 acres

out

(010)

112458

