

**DESCRIPTION OF A 0.024 ACRE TEMPORARY EASEMENT
PARCEL 49-T**

Situated in the State of Ohio, Franklin County, and being a 0.024 acre parcel out of a 0.619 acre tract known as Franklin County Auditor's Parcel number 010-112458 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 the left side of the centerline of right of way of Fairwood Avenue, more particularly described as follows:

BEGINNING at and iron set on Grantor's westerly line, and on the proposed southerly right-of-way line of Moler Road, the said iron pin being 32.00 feet right of the centerline of right-of-way of Moler Road station 35+23.75 and being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence crossing through the lands of the Grantor and along the proposed southerly right-of-way line of Moler Road, South 86 degrees 15 minutes 34 seconds East for a distance of 115.39 feet to an iron pin set on the proposed westerly right-of-way line of Fairwood Avenue being 32.00 feet right of the centerline of right-of-way of Moler Road station 36+39.14;

Thence continuing through the lands of the Grantor and along the proposed westerly right-of-way line of Fairwood Avenue, South 03 degrees 14 minutes 44 seconds West for a distance of 17.28 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;

Thence continuing through the lands of the Grantor and along the proposed westerly right-of-way line of Fairwood Avenue, South 86 degrees 45 minutes 17 seconds East for a distance of 10.00 feet to a point on existing westerly right-of-way line of Fairwood Avenue being 15.00 feet left of the centerline of right-of-way of Fairwood Avenue station 121+41.39;

Thence continuing through the lands of the Grantor and along the said existing westerly right-of-way line of Fairwood Avenue, South 03 degrees 14 minutes 44 seconds West for a distance of 11.81 feet to a point being 61.00 feet right the centerline of right-of-way of Moler Road station 36+49.39 and being 15.00 feet left of the centerline of right-of-way of Fairwood Avenue station 121+29.58;

Thence continuing through the lands of the Grantor, North 86 degrees 15 minutes 34 seconds West for a distance of 15.39 feet to a point being 61.00 feet right of the centerline of right-of-way of Moler Road station 36+34.00;

Thence continuing through the lands of the Grantor, North 03 degrees 44 minutes 26 seconds East for a distance of 21.00 feet to a point being 40.00 feet right of the centerline of right-of-way of Moler Road station 36+34.00;

Thence continuing through the lands of the Grantor, North 85 degrees 13 minutes 13 seconds West for a distance of 110.28 feet to a point on the Grantor's westerly line being 38.00 feet right of the centerline of right-of-way of Moler Road station 35+23.74;

Thence along the Grantor's westerly line, North 03 degrees 50 minutes 30 seconds East for a distance of 6.00 feet to the TRUE POINT OF BEGINNING, containing 0.024 acres, more or less, of which 0.000 acres are in the present road occupied.

The above described parcel contains 0.024 acres, of which 0.000 acres are contained within the present road occupied, resulting in a net take of 0.024 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, S-8358



Date

