

**DESCRIPTION OF A 0.132 ACRE PARCEL
PARCEL 52-WD**

Situated in the State of Ohio, Franklin County, City of Columbus, lying in Half Section 38, Township 5 N, Range 22 W, being part of Lot 1 of Nathaniel Merion's Subdivision of the North Half of Section 38 filed as Plat Book volume 1, page 189, and being a 0.132 acre parcel out of a 0.284 acre tract conveyed to Darlene K. Allen (hereafter referred to as "Grantor") by the instrument filed as Official Record volume 22024, page B11 (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 right 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 933.09 feet to a Mag nail set on the common line between Half Section 38 and Half Section 39 and at the intersection of the said centerline of right-of-way of Moler Road with the centerline of right-of-way of Fairwood Avenue;

Thence continuing along the said centerline of right-of-way of Moler Road and the said Half Section line, South 03 degrees 14 minutes 44 seconds West for a distance of 0.28 feet to a Mag nail set at the Grantor's northwesterly corner, the said nail being at station 36+64.14 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 17 minutes 17 seconds East for a distance of 140.79 feet to a Mag nail set at the Grantor's northeasterly corner and at the northwesterly corner of a parcel conveyed to Perry Ellis, Jr. and Martha B. Ellis by the instrument filed as Instrument Number 200304030097163 being at station 38+04.93 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 Perry Ellis, Jr. and Martha B. Ellis parcel, South 03 degrees 14 minutes 43 seconds West for a distance of 30.00 feet to an iron pin set being 30.00 feet right of the centerline of right-of-way of Moler Road station 38+05.17;

Thence crossing through the lands of the Grantor the following three (3) courses:

North 86 degrees 17 minutes 17 seconds West for a distance of 100.17 feet to an iron pin set being 30.00 feet right of the centerline of right-of-way of Moler Road station 37+05.00;

South 75 degrees 54 minutes 46 seconds West for a distance of 16.36 feet to an iron pin set being 35.00 feet right of the centerline of right-of-way of Moler Road station 36+89.43;

South 03 degrees 14 minutes 44 seconds West for a distance of 53.65 feet to an iron pin found on the Grantor's southerly line and on the northerly line of a parcel conveyed to Garnetta Williams by the instruments filed as Instrument Number 201310100173030 and Deed Book volume 3495, page 179 being 25.00 feet right of the centerline of right-of-way of Fairwood Avenue station 121+01.32;

Thence along the Grantor's southerly line and along the northerly line of the said Garnetta Williams parcel, North 86 degrees 34 minutes 17 seconds West for a distance of 25.00 feet to a Mag nail set at the Grantor's southwesterly corner, on the said Half Section line, and on the centerline of right-of-way of Fairwood Avenue being at station 121+01.39 of the centerline of right-of-way of Fairwood Avenue;

Thence along the Grantor's westerly line, the said Half Section line, and along the said centerline of right-of-way of Fairwood Avenue, North 03 degrees 14 minutes 43 seconds East for a distance of 88.78 feet to the TRUE POINT OF BEGINNING, containing 0.132 acres, more or less, of which 0.074 acres are contained within the present road occupied, resulting in a net take of 0.058 acres out of Franklin County Auditor's Parcel number 010-115862.

Grantor claims title by the instrument filed as Official Record volume 22024, page B11 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.

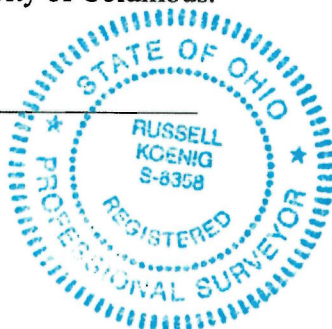
Where described, iron pins set are 5/8" diameter, 30" long, and bear a yellow plastic cap inscribed "DLZ OHIO, INC".

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

0-53-2
Split
0.132 ac
out of
(010) 115862



02-10-2015

Date

