

**DESCRIPTION OF A 0.067 ACRE PARCEL  
PARCEL 53-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 0.067 acre parcel out of a 0.864 acre tract conveyed to Perry Ellis, Jr. and Martha B. Ellis (hereafter referred to as "Grantor") by the instrument filed as Instrument Number 200304030097163 and Deed Book volume 3447, page 118 (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 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;

Thence continuing along the said centerline of right-of-way of Moler Road, South 86 degrees 17 minutes 17 seconds East for a distance of 140.79 feet to a Mag nail set at the Grantor's northwesterly corner and at the northeasterly corner of a parcel conveyed to Darlene K. Allen by the instrument filed as Official Record volume 22024, page B11, the said nail being at station 38+04.93 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 97.20 feet to a Mag nail set at the Grantor's northeasterly corner being at station 39+02.13 of the centerline of right-of-way of Moler Road;

Thence along the Grantor's easterly line, South 03 degrees 13 minutes 43 seconds West for a distance of 30.00 feet to an iron pin set at the northwesterly corner of Lot 201 of Millbrook filed as Plat Book volume 33, page 76 as conveyed to Wilbur P. Favours by the instrument filed as Official Record volume 02071, page 118 being 30.00 feet right of the centerline of right-of-way of Moler Road station 39+02.38, passing an iron pin found at 25.19 feet;

Thence crossing through the lands of the Grantor, North 86 degrees 17 minutes 17 seconds West for a distance of 97.21 feet to an iron pin set on the Grantor's westerly line and on the easterly line of the said Darlene K. Allen parcel being 30.00 feet right of the centerline of right-of-way of Moler Road station 38+05.17;

Thence along the Grantor's westerly line and along the easterly line of the said Darlene K. Allen parcel, North 03 degrees 14 minutes 43 seconds East for a distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.067 acres, more or less, of which 0.033 acres are contained within the present road occupied, resulting in a net take of 0.034 acres out of Franklin County Auditor's Parcel number 010-112155.

Grantor claims title by the instrument filed as Instrument Number 200304030097163 and Deed Book volume 3447, page 118 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

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0.067 acres  
out of  
(010)  
112155*

