

**DESCRIPTION OF A 0.139 ACRE PARCEL
PARCEL 64-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 7 of Nathaniel Merion's Subdivision of the North Half of Section 38 filed as Plat Book 1, page 189, and being a 0.139 acre parcel out of a 6.808 acre tract conveyed to Board of Education of the Columbus City School District (hereafter referred to as "Grantor" by the Affidavit of Facts filed as Instrument Number 200805270080319) by the instrument filed as Deed Book volume 2376, page 608; Deed Book volume 3084, page 498; Deed Book 2937, page 685; Deed Book volume 3067, page 93; and Deed Book volume 2438, page 79 (all document references are to the records of Franklin County unless otherwise stated).

Being a parcel of land lying on the left 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 611.13 feet to a Mag nail set at the Grantor's southwesterly corner and at the southeasterly corner of a parcel conveyed to Dorothy E. Larger by the instrument filed as Deed Book volume 1595, page 89 and Official Record volume 1073, page A11, said Mag nail being at station 42+75.27 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 westerly line and along the easterly line of the said Dorothy E. Larger parcel, North 03 degrees 16 minutes 18 seconds East for a distance of 15.00 feet to an iron pin set on the northerly right-of-way line of Moler Road being 15.00 feet left of the centerline of right-of-way of Moler Road station 42+75.16;

Thence crossing through the lands of the Grantor and along the said northerly right-of-way line of Moler Road, South 86 degrees 17 minutes 17 seconds East for a distance of 402.60 feet to an iron pin set on the Grantor's easterly line and the westerly line of a parcel conveyed to Board of Education of the Columbus City School District by the instrument filed as Instrument Number 201403280038161, said point being 15.00 feet left of the centerline of right-of-way of Moler Road station 46+77.75;

Thence along the Grantor's easterly line and the westerly line of the said Board of Education of the Columbus City School District parcel, South 03 degrees 22 minutes 12 seconds West for a distance of 15.00 feet to a Mag nail set at the Grantor's southeasterly corner and on the centerline of right-of-way of said Moler Road, said Mag nail being at station 46+77.84 of the centerline of right-of-way of Moler Road;

Thence along the Grantor's southerly line and the said centerline of right-of-way of Moler Road, North 86 degrees 17 minutes 17 seconds West for a distance of 402.57 feet to the TRUE POINT OF BEGINNING, containing 0.139 acres, more or less, of which 0.139 acres are contained within the present road occupied, resulting in a net take of 0.000 acres out of Franklin County Auditor's Parcel number 010-104099.

Grantor claims title by the instruments filed as Instrument Number 200805270080319; Deed Book volume 2376, page 608; Deed Book volume 3084, page 498; Deed Book 2937, page 685; Deed Book volume 3067, page 93; and Deed Book volume 2438, page 79 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 2015 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

06.16.2015

Date

0-53-2
Split
0.139 acre
out of
(010)
104099

