

**DESCRIPTION OF A 0.001 ACRE PARCEL
PARCEL 68-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 211 of Millbrook filed as Plat Book volume 33, page 76, and being a 0.001 acre parcel out of a 0.182 acre tract conveyed to Edna L. Guinn (hereafter referred to as "Grantor") by the instrument filed as Deed Book volume 3337, page 284 (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 882.23 feet to a point;

Thence leaving the said centerline of right-of-way of Moler Road at a right angle, South 03 degrees 42 minutes 43 seconds West for a distance of 30.00 feet to a point at the Grantor's northwesterly corner and the northwesterly corner of said Lot 211 being 30.00 feet right of the centerline of right-of-way of Moler Road station 45+46.38 and being the TRUE POINT OF BEGINNING of the parcel herein described, said point being referenced by an iron pipe found to be South 69 degrees 49 minutes 26 seconds West at a distance of 0.18 feet.

Thence along the Grantor's northerly line and the northerly line of said Lot 211, South 86 degrees 17 minutes 17 seconds East for a distance of 10.07 feet to an iron pin set on the southerly right-of-way line of Moler Road being 30.00 feet right of the centerline of right-of-way of Moler Road station 45+56.45;

Thence crossing through the lands of the Grantor, along the easterly right of way line of Nason Avenue, and with a curve to the left having a radius of 10.00 feet, a central angle of 90 degrees 25 minutes 15 seconds, an arc length of 15.78 feet, and a chord which bears South 48 degrees 30 minutes 06 seconds West for a distance of 14.19 feet to an iron pin set on the Grantor's westerly line and the westerly line of said Lot 211 being 41.00 feet right of the centerline of right-of-way of Moler Road station 45+46.46;

Thence along the Grantor's westerly line and the westerly line of said Lot 211, North 03 degrees 17 minutes 28 seconds East for a distance of 10.07 feet to the TRUE POINT OF BEGINNING, containing 0.001 acres, more or less, of which 0.001 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 010-129073.

Grantor claims title by the instrument filed as Deed Book volume 3337, page 284 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

N-12-D
Split
10.07 ft North line
10.07 ft West line
off of Northwest corner
out of
(010)
129073

