

**DESCRIPTION OF A 0.043 ACRE PARCEL
PARCEL 63-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 0.043 acre parcel out of a 0.217 acre tract conveyed to Johnny L. Sinkfield Sr. and Denise Sinkfield (hereafter referred to as "Grantor") by the instrument filed as Instrument Number 201411070148683 (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 561.76 feet to a Mag nail set at the Grantor's northwesterly corner and a corner of Millbrook filed as Plat Book volume 33, page 76, the said nail being at station 42+25.90 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 63.00 feet to a Mag nail set at the Grantor's northeasterly corner and at the northwesterly corner of a parcel conveyed to Arthur McWhorter, Jr. by the instrument filed as Instrument Number 200104190083378 being at station 42+88.90 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 Arthur McWhorter, Jr. parcel, South 03 degrees 23 minutes 58 seconds West for a distance of 30.00 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 42+89.06;

Thence crossing through the lands of the Grantor and along the said southerly right-of-way line, North 86 degrees 17 minutes 17 seconds West for a distance of 63.00 feet to an iron pin set on the Grantor's westerly line and at the northeasterly corner of Lot 206 of said Millbrook as conveyed to Ellen Searcy Peak by the instrument filed as Instrument Number 201402210021709 being 30.00 feet right of the centerline of right-of-way of Moler Road station 42+26.06;

Thence along the Grantor's easterly line, North 03 degrees 23 minutes 58 seconds East for a distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.043 acres, more or less, of which 0.022 acres are contained within the present road occupied, resulting in a net take of 0.021 acres out of Franklin County Auditor's Parcel number 010-143109.

Grantor claims title by the instrument filed as Instrument Number 201411070148683 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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out of
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