

PARCEL 2-WD
WARRANTY DEED FEE TAKE
0.179 ACRE TRACT (7083.4 S.F.)
EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, Township of Plain, Township 2, Range 16, Quarter Township 2, Lot 14 of the United States Military Lands and being part of a tract conveyed to Grover C. and Martha J. Gillman as described in Instrument Number 200806100088705, all references being those of record in the Franklin County, Ohio Recorder's Office, and being more particularly described as follows:

Commencing for reference at Franklin County Geodetic Survey monument 6624 RESET found at the intersection of the centerlines of Warner Road and Harlem Road;

Thence westerly, along the said centerline of Warner Road and also being the southerly boundary of the said Quarter Township 2 and the northerly boundary of Quarter Township 3, North 86°11'57" West, 371.60 feet to a Mag Nail set at the southwesterly corner of a tract conveyed to Joann E. Haghighi, Trustee of record in Instrument Number 201304300071294 and being the True Point of Beginning;

Thence westerly, continuing along the said centerline of Warner Road, the southerly boundary of the said Quarter Township 2 and the northerly boundary of Quarter Township 3, North 86°11'57" West, 260.18 feet to a Mag Nail set in the southeasterly corner of a 0.659 acre tract as conveyed to the City of Columbus in Official Record 22969 A01 and at the southwesterly corner of the said Gillman tract;

Thence northerly in the easterly line of the said City of Columbus tract, along the westerly property line of the said Gillman tract, North 3°41'46" East, 30.00 feet to an iron pin set at the southeasterly corner of Lot 248 of West Albany Section 6 subdivision of record in Plat Book 94, page 47;

Thence easterly, across the said Gillman tract, South 86°11'57" East, 260.05 feet to an iron pin set in the westerly property line of a said tract conveyed to Joann E. Haghighi;

Thence southerly, along the said westerly property line of the tract conveyed to Joann E. Haghighi, South 3°27'03" West, 30.00 feet to the True Point of Beginning, containing 0.179 acres (7803.4 S.F.), more or less.

The above described parcel contains 0.179 acres, more or less, including the present road occupies which is 0.119 acres, for a net take of 0.060 acres from Franklin County Auditor's Parcel Number 220-000931.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

Grantor conveys all of the property above, except he reserves the right of ingress and egress to and from Warner Road for himself and his heirs, executors, administrators and assigns.

All iron pins set are 5/8 inch rebar (30 inches long) with a yellow plastic cap stamped "R/W Dynotec, Inc." and are to be set after construction.

This description was prepared and reviewed on August 2, 2016 by Robert A. Bosworth, Registered Surveyor #7750.

This description is based upon a field survey performed by Dynotec, Inc. in February, 2016.

Grantor claims title by Instrument Number 200806100088705 in the Franklin County Recorder’s Office.

The basis of bearings shown are based on the State Plane Coordinate System, Ohio South, as per NAD 83 (NSRS 2007) established by Dynotec, Inc. using GPS procedures and equipment which sets the centerline of Warner Road as South 86°11’57” East.



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Robert A. Bosworth, P.S.	Date
Registered Surveyor No. 7750	