

**PARCEL 3-WD**  
**WARRANTY DEED FEE TAKE**  
**0.118 ACRE TRACT (5159.4 S.F.)**  
**EXHIBIT "A"**

Situated in the State of Ohio, County of Franklin, Township of Plain, Township 2, Range 16, Quarter Township 2, of the United States Military Lands and being part of a tract conveyed to Joann E. Haghighi, Trustee of record in Instrument Number 201304300071294, 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 the southerly boundary of the said Quarter Township 2 and the northerly boundary of Quarter Township 3, North 86°11'57" West, 207.00 feet to a Mag Nail set at the southeasterly corner of the said Haghighi tract 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, 164.60 feet to a Mag Nail set at the southeasterly corner of a tract conveyed to Grover C. and Martha J. Gillman as described in Instrument Number 200806100088705;

Thence northerly, along the easterly property line of the said Gillman tract, North 3°27'03" East, 30.00 feet to an iron pin set;

Thence easterly, across the said Haghighi tract, South 86°11'57" East, 167.36 feet to an iron pin set;

Thence easterly, across the said Haghighi tract, South 88°56'43" East, 41.74 feet to an iron pin set in the westerly line of Parcel 100-WD (FRA-161-16.75, LIC-161-0.00) as conveyed to the State of Ohio in Official Record 29778 F07 and being the northerly existing right-of-way line of Warner Road;

Thence westerly, along the said State of Ohio tract in the said northerly existing right-of-way line of Warner Road, South 78°38'11" West, 45.87 feet to an iron pin set in the east line of the said Haghighi tract;

Thence southerly, along the said State of Ohio tract and along the easterly property line of the said Haghighi tract, South 3°48'03" West, 20.00 feet to the True Point of Beginning, containing 0.118 acres (5159.4 S.F.), more or less.

The above described parcel contains 0.118 acres, more or less, including the present road occupies which is 0.076 acres, for a net take of 0.042 acres from Franklin County Auditor's Parcel Number 220-000991.

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 201304300071294 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	