

PARCEL 4-WD2
WARRANTY DEED FEE TAKE
0.035 ACRE TRACT (1505.0 S.F.)
EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Columbus, Township 2, Range 16, Quarter Township 3, of the United States Military Lands and being part of a tract conveyed to Albany Commons Limited of record in Instrument Number 200310090325567, 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 Quarter Township 2 and the northerly boundary of the said Quarter Township 3, North 86°11'57" West, 207.00 feet to a Mag Nail set at the westerly line of Parcel 17-WD (FRA-161-16.75, LIC-161-0.00) as conveyed to the State of Ohio in Official Record 29997 C10, being the northeasterly corner of the said Albany Commons Limited tract and being the True Point of Beginning;

Thence southerly, along the easterly property line of the said Albany Commons Limited tract, South 3°48'03" West, 20.00 feet to an iron pin set in the southerly existing right-of-way of Warner Road;

Thence southeasterly, continuing along the said State of Ohio tract in the southerly existing right-of-way of Warner Road, South 69°35'32" East, 59.48 feet to an iron pin set;

Thence westerly, across the said Albany Commons Limited tract, North 81°55'41" West, 93.99 feet to an iron pin set in the easterly property line of a tract conveyed to Pennymac Loan Services LLC of record in Instrument Number 201606080071501;

Thence northerly, along the said easterly property line of the tract conveyed to Pennymac Loan Services LLC, North 5°08'03" East, 30.01 feet to the centerline of Warner Road and the northeasterly corner of the said tract conveyed to Pennymac Loan Services LLC;

Thence easterly, along the centerline of Warner Road, South 86°11'57" East, 36.03 feet the True Point of Beginning, containing 0.035 acres (1505.0 S.F.), more or less.

The above described parcel contains 0.035 acres, more or less, including the present road occupies which is 0.017 acres, for a net take of 0.018 acres from Franklin County Auditor's Parcel Number 010-199937.

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 200310090325567 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.



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

Date