

3-WD
DESCRIPTION OF 0.270 ACRES
Right of Way
Christ Memorial Baptist Church
3360 E Livingston Avenue

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 18, Township 12, Range 21, Refugee Lands and being part of a 0.562 acre tract of land and a consolidated 3.882 acres tract (*consolidation of a 0.574 acre tract and a 3.308 acres tract*) of land described in a deed to Christ Memorial Baptist Church by deed of records in Instrument Number 200103090048478, Instrument Number 200001250016720 and Official Record 34455D16 respectively, on file in the Recorder's Office of Franklin County, Ohio and being a parcel of land lying on the west side of the existing centerline of right-of-way and construction for Barnett Road as shown on the Right of Way Plans for FRA-CR15-1.68, on file with the City of Columbus. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

Commencing at a mag nail set at the centerline intersection of Livingston Avenue (width varies) with the centerline of Barnett Road (50' width), said point also being the common corner to Sections 17, 18, 19 and 20, said point also being the southeast corner of a 0.389 acres tract of land described in a deed to The City of Columbus by deed of record in Deed Book 2277 Page 472, same being in the existing centerline of right of way and construction for Barnett Road at station 106+24.51;

Thence **N 04 degrees 23 minutes 06 seconds E** a distance of **40.00 feet** with the Section between Section 17 and Section 18, the existing centerline of right of way and construction for Barnett Road and the east line of said City of Columbus 0.389 acre tract to the northeast corner of said tract, said point also being the southeast corner of the grantor's 0.562 acre tract and also the southwest corner of a 0.218(calc.) acres tract of land described (*as Parcel 1*) in a deed to The City of Columbus by deed of record in Deed Book 2667 Page 543 to a mag nail set, said point being in the existing centerline of right of way and construction for Barnett Road at station 106+64.51 and the **TRUE POINT OF BEGINNING**;

Thence **N 85 degrees 53 minutes 39 seconds W** a total distance of **38.00 feet** with the northerly line of said City of Columbus 0.389 acre tract and the southerly line of the grantor's 0.562 acre tract (*passing the existing westerly right of way line for Barnett Rd at 20.00 feet*), a portion of the northerly right of way line for Livingston Avenue to an iron pin set, said point being 38.00 feet left from the existing centerline of right of way and construction for Barnett Road at station 106+64.33;

Thence **N 04 degrees 23 minutes 06 seconds E** a distance of **6.00 feet** across the grantor's 0.562 acre tract to an iron pin set, said point being 38.00 feet left from the existing centerline of right of way and construction for Barnett Road at station 106+70.33;

Thence **S 85 degrees 53 minutes 39 seconds E** a distance of **5.00 feet** across the grantor's 0.562 acre tract to an iron pin set, said point being 33.00 feet left from the existing centerline of right of way and construction for Barnett Road at station 106+70.35;

Thence **N 04 degrees 23 minutes 06 seconds E** a distance of **13.68 feet** across the grantor's 0.562 acre tract to an iron pin set, said point being 33.00 feet left from the existing centerline of right of way and construction for Barnett Road at station 106+84.03;

Thence **S 85 degrees 36 minutes 54 seconds E** a distance of **8.00 feet** across the grantor's 0.562 acre tract to an iron pin set, said point being 25.00 feet left from the existing centerline of right of way and construction for Barnett Road at station 106+84.03;

Thence **N 04 degrees 23 minutes 06 seconds E** a total distance of **444.53 feet** crossing the grantor's 0.562 acre tract and across the grantor's 3.882 acres tract (*passing an iron pipe found in the south line of said 3.882 acres tract at 119.67 feet*) and across the grantor's 3.308 acres tract (*crossing the south line of said 3.308 acres tract at 281.64 feet*) with a line being 25.00 feet west of and parallel with the existing centerline of right of way and construction for Barnett Road as measured by right angles to an iron pipe found in the southeast corner of Lot 93 of the plat of Roxbury as recorded in Plat Book 16 Page 67 and described in a deed to the Board of Education of the Columbus City School District by deed of records in Instrument Number 200705150084970 (see Instrument Number 200810070150047), said iron pipe also being in the northerly line of the grantor's 3.882 acres tract and also lies at an angle point in the existing westerly right of way line for Barnett Road, said point being 25.00 feet left from the existing centerline of right of way and construction for Barnett Road at station 111+28.56;

Thence **S 85 degrees 55 minutes 54 seconds E** a distance of **25.00 feet** with the northerly line of the grantor's 3.882 acres tract (*passing the existing westerly right of way line for Barnett Rd at 5.00 feet*) to the northeast corner of said tract, being also a mag nail set in the easterly line of said Section 18, said point also being in the westerly line of a 0.189(calc.) acre tract of land described (*as Parcel 2*) in a deed to The City of Columbus by deed of record in Deed Book 2667 Page 543 and lies in the existing centerline of right of way and construction for Barnett Road at station 111+28.69;

Thence **S 04 degrees 23 minutes 06 seconds W** a total distance of **464.17 feet** with the easterly line of Section 18, same being the westerly line of said City of Columbus 0.189(calc.) acre tract, the easterly line of the grantor's said 3.882 acres tract, the easterly line of the grantor's said 0.562 acre tract, the westerly line of said City of Columbus 0.218(calc.) acre tract and the existing centerline of right of way and construction for Barnett Road to the **TRUE POINT OF BEGINNING**; containing 0.270 acre of land more or less.

The above described area contains a total of **0.270 acres** of which 0.084 acres being within Franklin County Auditor's Parcel Number 010-087531-00, which includes 0.064 acres in the present road occupied, and with 0.186 acres being within Franklin County Auditor's Parcel Number 010-086824-00, which includes 0.149 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument Number 200103090048478, Instrument Number 200001250016720 and Official Record 34455D16 in the records of Franklin County, Ohio.

Iron pin set, as shown on the plan and the above description are 5/8 inch steel rod, thirty (30) inches long with a cap stamped "Rii".

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83(2011) and were established utilizing ODOT's VRS System, GPS equipment and procedures and an established bearing of N 04°23'06" E along the centerline of Barnett Road.

This description was prepared from existing records and a field survey performed in March 2015.

Resource International, Inc.

Mark S. Ward, P.S.
Professional Surveyor No. S-7514