

**PARCEL 2-WD**  
**0.184 Acre Tract (8029.59 S.F.)**

**2-WD**

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2, Township 1, Range 17 of the United States Military Lands and being 1.23 acres as conveyed to Woodrow T. & Rita J. Helm as described in Deed Book 3593 page 596, all references being those of record in the Franklin County Recorder's Office and further described as follows:

Beginning for reference at FCGS Monument 3351 at the centerline intersection of Sunbury Road (60' wide) and Agler Road (width varies) and commencing at Sta 10+00.00;

Thence **South 86°18'10" East a distance of 1,882.85 feet** easterly along the centerline of said Agler Road to a **mag nail set** at Sta 28+82.85 and the **Principal Place of Beginning**;

Thence **North 03°21'51" East a distance of 40.00 feet** northerly along the west line of said 1.23 acres parcel and also being the east line of 0.231 acres conveyed to City of Columbus as described in Instrument No. 200009010176510, to an **iron pin set** being 40.00 feet left of Sta 28+82.62;

Thence **South 86°18'10" East a distance of 200.72 feet** easterly across said 1.23 acres parcel to an **iron pin set** and the southwest corner of a 4.348 acres parcel conveyed to Agler Green Limited Partnership as described in Instrument 200204010081623, and northwest corner of 0.532 acres conveyed to City of Columbus as described in Deed Book 3041 page 567 being 40.00 feet left of Sta 30+83.34;

Thence **South 03°18'41" West a distance of 40.00 feet** southerly along the east line of said 1.23 acres parcel and westerly line of said 0.532 acres conveyed to City of Columbus to a **mag nail set** and centerline of said Agler Road being Sta 30+83.61;

Thence **North 86°18'10" West a distance of 200.76 feet** along the centerline of said Agler Road to Sta 28+82.85 and the **Principal Place of Beginning** containing 0.184 acres (8029.59 S.F.) more or less.

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

The above described area is entirely within Franklin County Auditor's Parcel Number 010-137510-00 in the Franklin County Auditor's Office.

The Total P.R.O. from said parcel is 0.069 acres.

The Gross Take from said parcel is 0.184 acres.

The P.R.O. in Take from said parcel is 0.069 acres.

The Net Take from said parcel is 0.115 acres.

Bearings shown are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96), said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the centerline of Agler Road (width varies), having a bearing of South 86°18'10" East and monumented by FCGS 3351 and 4459, is designated the "Basis of Bearing."

Basis of Stationing is set at 10+00.00 at an aluminum cap stamped "FCGS 3351" in PVC encased concrete monument inside a road monument box at the intersection of Agler Road with Sunbury Road.

The above description was prepared by Bemba K Jones, P.S. #7343 in November 2018 and is based on existing records and an actual field survey performed by XYZ Professional Services LTD. in July 2017. A drawing of the above description is attached hereto and made a part hereof.

Iron pins set are 5/8" diameter iron rebar 30" long with plastic cap inscribed BKJ 7343.

01/04/2019

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Bemba K. Jones, P.S. Ohio Registered Surveyor #7343

Date