

RAKEFORD DR & CRICKET PL
148169 1-WD5
RIGHT-OF-WAY
CRICKET PLACE
DESCRIPTION OF 0.012 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus being located in North Half of Section 9, Quarter Township 3, Township 2, Range 17, of the United States Military Lands and being a part of the 1.620 acres tract known as Open Space as shown and delineated upon a plat titled "The Commons at Parkridge" of record in record Plat Book 57, Page 110 and described in a deed to Parkridge Commons Association by deed of record in Official Record Book 2385C14. 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 in the centerline intersection of Rakeford Drive (29' width) with the centerline of Cricket Place (29' width);

Thence **S 11 degrees 20 minutes 35 seconds E** a distance of **31.84 feet** with the centerline of Cricket Place to a point of curvature;

Thence **N 79 degrees 39 minutes 25 seconds E** a distance of **14.61 feet** across Cricket Place roadway to an iron pin set on a curve in the existing easterly right of way line, same being the northwesterly of "The Commons at Parkridge" said 1.620 acres Open Space and being the **TRUE POINT OF BEGINNING**;

Thence on the arc of a curve to the left with the existing easterly right of way line of Cricket Place and northwesterly line of said 1.620 acres Open Space, having as its elements a delta of 72°00'18", a radius of 20.00 feet, an arc length of 25.13 feet with a **Chord Bearing of N32°15'00"E with a Chord length of 23.51 feet** to an iron pin set;

Thence **S 57 degrees 06 minutes 32 seconds E** a distance of **8.27 feet** across said 1.620 acres Open Space to an iron pin set;

Thence **S 61 degrees 40 minutes 52 seconds E** a distance of **20.26 feet** across said 1.620 acres Open Space to an iron pin set;

Thence **S 10 degrees 39 minutes 25 seconds E** a distance of **7.20 feet** across said 1.620 acres Open Space to an iron pin set;

Thence **N 88 degrees 04 minutes 45 seconds W** a distance of **38.68 feet** across said 1.620 acres Open Space to the existing easterly right of way line of Cricket Place and the ***TRUE POINT OF BEGINNING***; containing 0.012 acres of land, more or less.

The above described area contains a total of **0.012 acres** within Franklin County Auditor's Parcel Number 600-187079-00, which includes 0.000 acres in the present road occupied and with an overlap of 0.012 acres of a 38 feet wide utility easement as shown and delineated upon the plat titled "The Commons at Parkridge" of record in record Plat Book 57, Page 110.

Grantor claims title by Instrument recorded in Official Record Book 2385C14 in the records of Franklin County, Ohio.

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

Mag nail set, as shown on plan and in above description are magnetically enhanced nails (zinc plated) two and one half (2-1/2") in length by one quarter inch (1/4") head

This description was prepared by Mark S. Ward, professional Surveyor No. S-7514, and was based on available public records and actual field survey of the premises performed by Resource International, Inc. in September, 2018. Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83 and were established utilizing ODOT's VRS System, GPS equipment and procedures and an established bearing of N 78°39' 25" E on the centerline of Rakeford Drive.

Resource International, Inc.

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