

11-WD
2111 MOCK RD
DESCRIPTION OF 0.005 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus being located in Quarter Township 3, Township 1, Range 17, of the United States Military Lands and being a part of Lot 48 as shown and delineated upon the recorded plat Greendale Place Annex of record in Plat Book 17, Page 10 and described in a deed to Alfred Smith by deed of record in Instrument No.201206110082400 and being a parcel of land lying on the south side of the existing centerline of right-of-way for Mock Road as shown on the Right of Way plans for 2016 Sidewalk P1-E Mock Road, plan number 3502-E 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 spike set in the centerline intersection of Mock Road (60' width) with the centerline intersection of Woodland Avenue (80' width), said mag spike being at Mock Road centerline station 18+94.62;

Thence **S 02 degrees 50 minutes 43 seconds W** a distance of **30.00 feet** with the centerline of Woodland Avenue to a point of intersection with the easterly extension of the existing southerly right of way line of Mock Road, said point being 30.00 feet right from Mock Road centerline station 18+94.91;

Thence **N 86 degrees 30 minutes 17 seconds W** a distance of **30.00 feet** across the roadway of Woodland Avenue with the easterly extension of the existing southerly right of way line of Mock Road to a mag nail set in the existing westerly right of way line for Woodland Avenue, said point also being the northeast corner of said Lot 48 and being 30.00 feet right from Mock Road centerline station 18+64.96 and the ***TRUE POINT OF BEGINNING***;

Thence **S 02 degrees 50 minutes 43 seconds W** a distance of **17.00 feet** with the existing westerly right of way line for Woodland Avenue and the east line of said Lot 48 to an iron pin set, said iron pin being 47.00 feet right from Mock Road centerline station 18+65.15;

Thence **N 52 degrees 22 minutes 54 seconds W** a distance of **30.31 feet** across said Lot 48 to an iron pin set in the existing southerly right of way line for Mock Road, said iron pin also being in the northerly line of said Lot 48 and being 30.00 feet right from Mock Road centerline station 18+40.06;

Thence **S 86 degrees 30 minutes 17 seconds E** a distance of **24.90 feet** with the existing southerly right of way line for Mock Road and the northerly line of said Lot 48 to the northeast corner of said Lot 48 and the ***TRUE POINT OF BEGINNING***; containing 0.005 acres of land, more or less.

The above described area contains a total of **0.005 acres** within Franklin County Auditor's Parcel Number 010-108770-00, which includes 0.000 acres in the present road occupied,

Grantor claims title by Instrument recorded in Instrument No.201206110082400 in the records of Franklin County, Ohio.

Iron pins set, as shown on plan and in the above description are 3/4 inch steel rod, thirty (30) inches long with plastic cap stamped "Rii".

Mag Spike set, as shown on plan and in above description are magnetized spikes eight (8") inches in length by three-eighths inch (3/8") shank and a one (1" dia.) 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 June, 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 S 86°30'17" E on the centerline of Mock Road.

Resource International, Inc.

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