

PARCEL 17-CH

0.070 ACRE

CHANNEL EASEMENT PROVIDES THE RIGHT TO CONSTRUCT, TO PERPETUALLY MAINTAIN AN OPEN WATERCOURSE, UTILITIES AND APPURTENANCES THERETO IN THE NAME AND FOR THE USE OF CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of right-of-way of Central College Road as shown on a centerline survey plat set made in 2023 for the City of Columbus titled "Central College and Ulry Road Reconstruction" as recorded in Plat Book ____, Pages ____ of the record of Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, Township of Blendon, lying in Quarter Township 1, Township 2 North, Range 17 West, United States Military District, and being on, over, and across that 4.086 acre tract conveyed to William C. Snedegar and Phyllis L. Snedegar by deed of record in Instrument Number 200102230036631 (all references are to the records of the Recorder's Office, Franklin County, Ohio), being more particularly described as follows:

Beginning, for reference, in the centerline of Central College Road (80 feet right-of-way), at a southwesterly corner of said 4.086 acre tract, the southeasterly corner of that 0.072 acre tract conveyed as Parcel No. 34-WD to Franklin County Commissioners by deed of record in Official Record 31241I06, located along existing centerline of right-of-way of Central College Road station 32+50.00;

Thence North 28° 26' 52" East, with the easterly line of said 0.072 acre tract, a distance of 35.12 feet to a point in the northerly right-of-way line of said Central College Road, located 35.12 feet left of existing centerline of right-of-way of Central College Road station 32+50.00;

Thence South 61° 33' 08" East, crossing said 4.086 acre tract, a distance of 42.58 feet to the TRUE POINT OF BEGINNING, located 35.12 feet left of existing centerline of right-of-way of Central College Road station 32+92.58;

EXHIBIT A

Thence continuing across said 4.086 acre tract, the following courses and distances:

North 29° 02' 42" East, a distance of 10.82 feet to a point, located 45.93 feet left of existing centerline of right-of-way of Central College Road station 32+92.69;

South 61° 33' 28" East, a distance of 149.06 feet to a point, located 45.95 feet left of existing centerline of right-of-way of Central College Road station 34+41.75;

South 28° 26' 50" West, a distance of 2.95 feet to a point, located 43.00 feet left of existing centerline of right-of-way of Central College Road station 34+41.75;

South 61° 33' 08" East, a distance of 98.24 feet to a point of curvature, located 43.00 feet left of existing centerline of right-of-way of Central College Road station 35+39.99;

With the arc of a curve to the left, having a central angle of 09° 35' 57", a radius of 507.12 feet, an arc length of 84.96 feet, a chord bearing of South 66° 21' 07" East and chord distance of 84.86 feet to a point, located 50.10 feet left of existing centerline of right-of-way of Central College Road station 136+24.56;

South 18° 50' 54" West, a distance of 7.88 feet to a point on the arc of a curve, located 42.33 feet left of existing centerline of right-of-way of Central College Road station 136+25.88;

With the arc of a curve to the right, having a central angle of 09° 35' 57", a radius of 515.00 feet, an arc length of 86.28 feet, a chord bearing of North 66° 21' 07" West and chord distance of 86.18 feet to a point of tangency, located 35.12 feet left of existing centerline of right-of-way of Central College Road station 35+39.99; and

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EXHIBIT A

North 61° 33' 08" West, a distance of 247.42 feet to the TRUE POINT OF BEGINNING, containing 0.070 acre, more or less, of which the present road occupies 0.000 acre from Auditor's Parcel Number 110-000116.

The Bearings shown herein are based on the Ohio State Plane Coordinate System (South Zone) as per NAD83 (NSRS 2007). Control for bearings was from coordinates of monuments D5RESET and 8825RESET, having a bearing of South 45° 01' 28" West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in 2020, 2021 and 2022.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

Date