

**PARCEL 9-CH
CHANNEL EASEMENT
0.005 Acre Tract (209 S.F.)
EXHIBIT "A"
(440005-100071)**

Situated in the State of Ohio, County of Franklin, City of Columbus, being Section 3, Township 4, Range 22 of the Congress Lands and being part of a 0.535-acre tract of land described to George M. New in Instrument Number 201004060041330, being Lot 19 of McDowell's Wilson Avenue Block of Lots of record in Deed Book 1509, Page 163 and being more particularly described as follows:

Being a parcel of land lying on the right side of the centerline of existing Wilson Avenue (50 feet wide) as shown upon the right-of-way plans designated as "UIRF – FAR SOUTH ENGINEERING 2017" on file as Plan Number 3509-E with the City of Columbus, and being located within the following described points thereof:

Commencing on the easterly right of way line of said Wilson Avenue at the southwesterly property corner of the said 0.535-acre tract and the northwesterly property corner of a 0.388-acre tract of land described to Earl L. Judd and Betty Jean Niziolek in Instrument Number 20161207168169, being 25.00 feet right of centerline Station 110+57.83;

Thence leaving the said southwesterly property corner, North 03 degrees 46 minutes 27 seconds East, along the easterly right of way line of said Wilson Avenue, a distance of 16.96 feet to a point, said point being 25.00 feet right of centerline Station 110+74.79, also being the Point of Beginning of the tract herein described;

Thence North 03 degrees 46 minutes 27 seconds East, along the said easterly right of way line, a distance of 38.00 feet to a point, said point being 25.00 feet right of centerline Station 111+12.79;

Thence leaving the said easterly right of way line and passing through the said 0.535-acre tract the following three (3) courses and distances:

1. South 86 degrees 13 minutes 33 seconds East, a distance of 6.50 feet to a point, said point being 31.50 feet right of centerline Station 111+12.79;
2. South 03 degrees 46 minutes 27 seconds West, a distance of 38.00 feet to a point, said point being 31.50 feet right of centerline Station 110+74.79;

3. North 86 degrees 13 minutes 33 seconds West, a distance of 6.50 feet to the Point of Beginning, containing 0.005 acres, more or less.

The above described area is within Auditors Permanent Parcel Number 010-115511.

This description was prepared and reviewed on October 24, 2019 by Christopher M. Cook, Registered Surveyor #8424.

This description is based upon a field survey performed by Dynotec, Inc. in June 2018.

Grantor claims title by Instrument Number 201004060041330 of the Franklin County Recorder's Office.

The basis of bearings shown are based on the State Plane Coordinate System, Ohio South, as per NAD 83 (96 CORS) established by Dynotec, Inc. using GPS procedures and equipment, which sets the centerline of Wilson Avenue as North 03 degrees 46 minutes 27 seconds East.

Christopher M. Cook, PS
Reg. Surveyor No. 8424

Date