

PARCEL 30-CH

0.046 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 Ulry 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 Lot 11 of that subdivision titled “Lee-Ulry Estates” of record in Plat Book 29, Page 19, conveyed to Rebecca M. Watson by deeds of record in Official Record 15079E05 and Instrument Number 199910210265859 (all references are to the records of the Recorder’s Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at a point in the westerly right-of-way line of Ulry Road (70 feet right-of-way), the northeasterly corner of said Lot 11, the southeasterly corner of Lot 10 of said “Lee-Ulry Estates” as conveyed to William R. Maibach and Nadita D. Maibach by deed of record in Instrument Number 199711070139469, located 30.16 feet left of existing centerline of right-of-way of Ulry Road station 72+98.78;

Thence South 03° 35' 16" West, with said westerly right-of-way line, a distance of 155.00 feet to the northeasterly corner of Lot 12 of said “Lee-Ulry Estates”, as conveyed to Roger Salts by deed of record in Official Record 28184B11, located 30.00 feet left of existing centerline of right-of-way of Ulry Road station 71+44.30;

EXHIBIT A

Thence North $86^{\circ} 24' 44''$ West, with the line common to said Lot 11 and said Lot 12, a distance of 10.00 feet to a point, located 40.00 feet left of existing centerline of right-of-way of Ulry Road station 71+44.30;

Thence across said Lot 11 the following courses and distances:

North $03^{\circ} 35' 16''$ East, a distance of 59.90 feet to a point, located 40.00 feet left of existing centerline of right-of-way of Ulry Road station 72+04.20;

North $86^{\circ} 24' 44''$ West, a distance of 5.00 feet to a point, located 45.00 feet left of existing centerline of right-of-way of Ulry Road station 72+04.20; and

North $03^{\circ} 35' 16''$ East, a distance of 95.10 feet to a point in the southerly line of said Lot 10, located 45.16 feet left of existing centerline of right-of-way of Ulry Road station 72+98.53;

Thence South $86^{\circ} 24' 44''$ East, with the line common to said Lot 11 and said Lot 10 a distance of 15.00 feet to the POINT OF BEGINNING, containing 0.046 acre, more or less, of which the present road occupies 0.000 acre, from Auditor's Parcel Number 110-003024.

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 $45^{\circ} 01' 28''$ 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