

EXHIBIT A

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Ver. Date 05/13/2022

3776-E

**PARCEL 44-CH
AMERICAN ADDITION PHASE 4
PERMANENT CHANNEL EASEMENT**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 1, Range 18, United States Military District, being on, over and across Lots 146 and 147 of that subdivision titled "American Addition", of record in Plat Book 5, Page 448, conveyed to James S. Gardner, Melvin R. Gardner, Louisa Jones, Hazel R. Cain, and Beverly J. Hill by deed of record in Instrument Number 199606030130633 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at the southwesterly corner of said Lot 146 and the northwesterly corner of Lot 145 of said "American Addition", being in the easterly right-of-way line of Sampson Avenue (50 feet wide);

Thence North 04° 06' 54" East, with said easterly right-of-way line, a distance of 70.00 feet to the northwesterly corner of said Lot 147 and the southwesterly corner of Lot 148 of said "American Addition";

Thence South 85° 53' 11" East, with the line common to said Lots 147 and Lot 148, a distance of 11.67 feet to a point;

Thence South 04° 06' 54" West, crossing said Lots 147 and 146, a distance of 70.00 feet to a point in the line common to said Lots 146 and 145;

Thence North 85° 53' 11" West, with said common line, a distance of 11.67 feet to the POINT OF BEGINNING, containing 0.019 acre, more or less, of which the present road occupies 0.000 acre and 0.0095 acre is part of Franklin County Auditor's Parcel Number 010-126383 and 0.0095 acre is part of Franklin County Auditor's Parcel Number 010-126384.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by Static GPS observations of Franklin County Engineering Department monuments Frank 43 and Frank 143. The centerline of Joyce Avenue, having a bearing of North 04° 07' 58" East, is designated the "basis of bearing" for this description.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date