

PARCEL 13-CH
CHANNEL EASEMENT
0.008 Acre Tract (355 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 0.461-acre tract of land described to Mohammed Ghiath Ammar in Instrument Number 201710160143425, being Lot 23 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:

Beginning on the easterly right of way of said Wilson Avenue at the southwesterly property corner of the said 0.461-acre tract, known as Parcel 3, and the northwesterly property corner of a 0.390-acre tract of land described to Mohammed Ghiath Ammar in Instrument Number 201710160143425, known as Parcel 1, being 25.00 feet right of centerline Station 113+20.33;

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 and the westerly property line of the said 0.461-acre tract, a distance of 71.00 feet to a point at the northwesterly property corner of the said 0.461-acre tract and the southwesterly property corner of a tract of land described to Summit Academy Management of record in Instrument Number 201305130078287, said point being 25.00 feet right of centerline Station 113+91.33;

Thence leaving the said easterly right of way line, South 86 degrees 00 minutes 49 seconds East, along the northerly property line of said 0.461-acre tract and the southerly property line of said Summit Academy Management, a distance of 5.00 feet to a point, said point being 30.00 feet right of centerline Station 119+91.31;

Thence leaving the southerly property line of said Summit Academy Management, South 03 degrees 46 minutes 27 seconds West, passing through the said 0.461-acre tract, a distance of 71.00 feet to a point on the northerly property line of the said Parcel 1, said point being 30.00 feet right of centerline Station 113+20.30;

Thence North 85 degrees 56 minutes 33 seconds West, along the northerly property line of said Parcel 1, a distance of 5.00 feet to the Point of Beginning, containing 0.008 acres, more or less.

The above described area is within Auditors Permanent Parcel Number 010-115515.

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 201710160143425 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