

PARCEL 12-CH

0.040 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, City of Columbus, lying in Quarter Township 1, Township 2 North, Range 17 West, United States Military District, and being on, over and across that 27.869 acre tract conveyed to Sprucecommonsplus, LLC by deed of record in Instrument Number 202111050202346, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at an angle point in the northerly right-of-way line of Central College Road (80 feet right-of-way), at a common corner of said 27.869 acre tract and that tract conveyed to Franklin County Commissioner by deed of record in Official Record 23150H09, located 40.00 feet left of existing centerline of right-of-way of Central College Road station 27+00.00;

Thence with the line common to said 27.869 acre tract, said Franklin County Commissioner tract and said northerly right-of-way line, with the arc of a curve to the right, having a central angle of 01° 58' 54", a radius of 447.62 feet, an arc length of 15.48 feet, a chord bearing of North 36° 23' 42" West, and chord distance of 15.48 feet to the TRUE POINT OF BEGINNING, located 40.00 feet left of existing centerline of right-of-way of Central College Road station 26+83.14;

Thence continuing with said common line and said northerly right-of-way line the following courses and distances:

EXHIBIT A

With the arc of a curve to the right, having a central angle of $03^{\circ} 32' 07''$, a radius of 447.62 feet, an arc length of 27.62 feet, a chord bearing of North $33^{\circ} 38' 11''$ West and chord distance of 27.61 feet to a point of tangency, located 40.00 feet left of existing centerline of right-of-way of Central College Road station 26+53.05; and

North $31^{\circ} 52' 08''$ West, a distance of 133.05 feet to a point, located 40.00 feet left of existing centerline of right-of-way of Central College Road station 25+20.00;

Thence across said 27.869 acre tract the following courses and distances:

North $58^{\circ} 07' 52''$ East, a distance of 10.00 feet to a point, located 50.00 feet left of existing centerline of right-of-way of Central College Road station 25+20.00;

South $31^{\circ} 52' 08''$ East, a distance of 133.05 feet to a point, located 50.00 feet left of existing centerline of right-of-way of Central College Road station 26+53.05;

South $41^{\circ} 46' 57''$ East, a distance of 38.94 feet to a point, located 55.00 feet left of existing centerline of right-of-way of Central College Road station 26+96.34; and

North $87^{\circ} 42' 44''$ West, a distance of 19.16 feet to the TRUE POINT OF BEGINNING, containing 0.040 acre, more or less, of which the present road occupies 0.000 acre, from Auditor's Parcel Number 600-303206.

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