

PARCEL 31-CH

0.043 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 10 of that subdivision titled "Lee-Ulry Estates", of record in Plat Book 29, Page 19, conveyed to William R. Maibach and Nadita D. Maibach by deed of record in Instrument Number 199711070139469, (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 of Ulry Road, the northeasterly corner of said Lot 10, the southeasterly corner of Lot 9 of said "Lee-Ulry Estates", as conveyed to Phillip A. Marzullo and Kathleen L. Marzullo by deed of record in Instrument Number 200309250306540, located 44.78 feet left of existing centerline of right-of-way of Ulry Road Station 74+52.72;

Thence South 03° 35' 16" West, with said westerly right-of-way line, a distance of 160.00 feet to the southeasterly corner of said Lot 10, the northeasterly corner of Lot 11 of said "Lee-Ulry Estates", as conveyed to Rebecca M. Watson by deeds of record in Official Record 15079E05 and Instrument Number 199910210265859, located 30.16 feet left of existing centerline of right-of-way of Ulry Road Station 72+98.78;

EXHIBIT A

Thence North $86^{\circ} 24' 44''$ West, with the line common to said Lot 10 and said Lot 11, a distance of 15.00 feet to a point, located 45.16 feet left of existing centerline of right-of-way of Ulry Road Station 72+98.53;

Thence North $05^{\circ} 02' 21''$ East, across said Lot 10, a distance of 88.64 feet to a point, located 48.04 feet left of existing centerline of right-of-way of Ulry Road Station 73+83.35;

Thence North $09^{\circ} 49' 39''$ East, across said Lot 10, a distance of 71.81 feet to a point in the southerly line of said Lot 9, located 49.66 feet left of existing centerline of right-of-way of Ulry Road Station 74+51.94;

Thence South $86^{\circ} 24' 44''$ East, with the line common to said Lot 10 and said Lot 9, a distance of 4.95 feet to the POINT OF BEGINNING, containing 0.043 acre, more or less, of which the present road occupies 0.000 acre, from Auditor's Parcel Number 110-003023.

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