

PARCEL 13-P
PERMANENT SIDEWALK EASEMENT
0.0013 ACRE TRACT (58 S.F.)
EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Columbus, United States Military Lands, Quarter Township 4, Township 1 North, Range 18 West, being located in Lot 28 of RIDDLES SECOND SUBDIVISION, Plat Book 7, page 164 and being 0.0013 acres within said Lot 28 conveyed to KEVIN E. NOESNER, TRUSTEE as described in Instrument Number 201205250074659 and being more particularly described as follows:

Being a parcel of land lying on the right side of the centerline of a survey made for project Summit Street - Signals, made by Dynotec, Inc., as referenced on plan number 3751-E, and being located within the following described points in the boundary thereof:

COMMENCING at a mag nail set the southeasterly corner of said Lot 28, being 62.00 feet right of Summit Street centerline Station 534+51.07;

Thence leaving the said southeasterly corner, North 86 degrees 43 minutes 13 seconds West, along the northerly right of way of Fifth Avenue, dedicated in said Plat Book 7 page 164, a distance of 22.50 feet to a mag nail set, being 39.50 feet right of Summit Street centerline Station 534+51.50, also being the **POINT OF BEGINNING** of the tract herein described;

Thence along the northerly right-of-way line of Fifth Avenue and the southerly property line of said parcel, North 86 degrees 43 minutes 13 seconds West, a distance of 9.50 feet to a mag nail set at the intersection of the easterly existing right-of-way of Summit Street dedicated in said Plat Book 7 page 164, and the northerly right-of way line of Fifth Avenue, being the southwest corner of said Lot 28, said point being 30.00 feet right of Summit Street centerline Station 534+50.89;

Thence along the easterly right-of-way line of Summit Street and the westerly property line of said Lot 28, North 3 degrees 19 minutes 3 seconds East, a distance of 7.35 feet to a mag nail set being 30.00 feet right of Summit Street Station 534+58.40;

Thence leaving the said easterly right-of-way line and crossing thru said Lot 28, South 86 degrees 40 minutes 57 seconds East a distance of 3.40 feet to a mag nail set being 33.40 feet right of Summit Street Station 534+58.40;

Thence crossing thru said Lot 28, South 3 degrees 19 minutes 03 seconds West a distance of 1.95 feet to a mag nail set being 33.40 feet right of Summit Street Station 534+56.45;

Thence crossing thru said Lot 28, South 86 degrees 43 minutes 13 seconds East a distance of 6.10 feet to a mag nail set being 39.50 feet right of Fifth Avenue Station 534+56.45;

Thence crossing thru said Lot 28, South 3 degrees 16 minutes 47 seconds West a distance of 5.40 feet to the Point of Beginning, containing 0.0013 acres (58 S.F.), more or less.

The above described parcel contains 0.0013 acres (58 S.F.) more or less, in Auditors Permanent Parcel Number 010-037296.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

Grantor claims title by Instrument Number 201205250074659 in the Franklin County Recorder's Office.

This description was prepared and reviewed on October 15, 2021 by Christopher M. Cook, Registered Surveyor #8424.

The basis of bearings shown are based on the State Plane Coordinate System, Ohio South, as per NAD 83 (2011) established by Dynotec, Inc. using GPS procedures and equipment, which sets the centerline of Summit Street as North 3° 19' 03" East.

The stations referred to herein are from the centerline of right-of-way of Summit Street as found on right of way plan "Summit Street - Signals" on file with the City of Columbus, Franklin County, State of Ohio.

This description is based upon a field survey performed by Dynotec, Inc. in December, 2020.

Christopher M. Cook, PS
Reg. Surveyor No. 8424

Date