

PARCEL 22-S
PERMANENT SEWER EASEMENT
0.049 ACRE TRACT (2141.3 S.F.)
EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, Township of Franklin, Virginia Military Survey No. 1425 and being part of a tract as conveyed to BEG, LLC as described in Instrument Number 201305150079791, all references being those of record in the Franklin County, Ohio Recorder's Office, and being more particularly described as follows:

Beginning in the northerly existing right-of-way of Sullivant Avenue East (RW Varies) and being 106.80 feet right of centerline of right of way of Georgesville Road station 121+86.90;

Thence northwesterly, crossing the said property, North 28°32'19" West, 75.14 feet to a point being 63.00 feet right of centerline of right of way of Georgesville Road station 122+47.96;

Thence westerly, crossing the said property, North 85°06'24" West, 5.16 feet to a point being 57.85 feet right of centerline of right of way of Georgesville Road station 122+47.76;

Thence northerly, crossing the said property, North 04°55'52" East, 22.00 feet to a point being 57.01 feet right of centerline of right of way of Georgesville Road station 122+69.75;

Thence easterly, crossing the said property, South 85°06'24" East, 16.98 feet to a point being 73.98 feet right of centerline of right of way of Georgesville Road station 122+70.40;

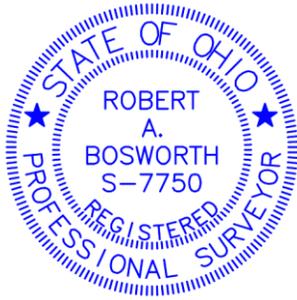
Thence southeasterly, crossing the said property, South 28°32'19" East, 97.39 feet to the point of beginning, containing 0.049 acres (2141.3 S.F.), more or less.

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

The bearings on this plan are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to the said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the centerline of Sullivant Avenue East, having a bearing of North 86°46'59" East, is designated the "Basis of Bearing" for this description.

All stations and offsets are referenced to the centerline of existing right of way as found on plans named "Sullivant/Georgesville Camp Chase Trail Connector" as filed with the City of Columbus and designated as "3194-E".

This description was prepared by Robert A. Bosworth, Registered Surveyor No. 7750, of Dynotec, Inc. on May 9, 2016.



Robert A. Bosworth, P.S.
Registered Surveyor No. 7750

Date