

PARCEL 11-P
PERMANENT SIDEWALK EASEMENT
0.0022 ACRE TRACT (96 S.F.)
EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Columbus, Fractional Section 5, Township 5 North, Range 22 West, Refugee Lands being located in Lot 6 of WILLIAM J. CLARK ADMINISTRATOR'S SUBDIVISION, Plat Book 3, page 57 (Destroyed by Fire) and being 0.0022 acres within a portion of said Lot 6 conveyed to 127E5 LLC as described in Instrument Number 201310310183385 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 at the northeast corner of said Lot 6, being 55.04 feet right of Summit Street centerline Station 533+91.06;

Thence leaving the said northeasterly corner, North 86 degrees 43 minutes 13 seconds East, along the southerly right of way of Fifth Avenue, dedicated in Plat Book 3 page 57 a distance of 14.64 feet to a mag nail set, being 40.40 feet right of Summit Street centerline Station 533+91.05, also being the **POINT OF BEGINNING** of the tract herein described;

Thence leaving the said southerly right-of-way line and crossing thru Lot 6, South 3 degrees 16 minutes 47 seconds West a distance of 1.50 feet to a mag nail set being 40.40 feet right of Summit Street centerline Station 533+89.55;

Thence crossing thru said Lot 6, North 86 degrees 43 minutes 13 seconds West a distance of 7.00 feet to a mag nail set being 33.40 feet right of Summit Street centerline Station 533+89.55;

Thence crossing thru said Lot 6, South 3 degrees 39 minutes 11 seconds West a distance of 14.50 feet to a mag nail set being 33.32 feet right of Summit Street centerline Station 533+75.05;

Thence crossing thru said Lot 6, North 86 degrees 43 minutes 13 seconds West a distance of 4.00 feet to a mag nail set being 29.32 feet right of Summit Street centerline Station 533+75.05;

Thence crossing thru said Lot 6, South 3 degrees 39 minutes 11 seconds West a distance of 5.00 feet to a mag nail set being 29.28 feet right of Summit Street centerline Station 533+70.04;

Thence crossing thru said Lot 6, North 86 degrees 20 minutes 49 seconds West a distance of 1.01 feet to a mag nail set on the easterly right-of-way line of Summit Street, conveyed to the City of Columbus in Deed Book 1001 page 593, being 28.28 feet right of Summit Street centerline Station 533+70.05;

Thence along the easterly right-of-way line of City of Columbus tract and the westerly property line of said remaining portion of Lot 6, North 3 degrees 39 minutes 11 seconds East, a distance of 21.00 feet to a mag nail set at the intersection of the said easterly right of way and the southerly right of way of said Fifth Avenue, being 28.40 feet right of Summit Street centerline Station 533+91.05;

Thence South 86 degrees 43 minutes 13 seconds East, along the southerly right of way of said Fifth Avenue, a distance of 12.00 feet to the Point of Beginning, containing 0.0022 acres (96 S.F.), more or less.

The above described parcel contains 0.0022 acres (96 S.F.) more or less, in Auditors Permanent Parcel Number 010-032074.

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

Grantor claims title by Instrument Number 201310310183385 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 Fifth Avenue as South 86° 43' 13" 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

