

October 9, 2024

EXHIBIT "A"

0.024 ACRES

PART OF A 16' ALLEY, DRIVING PARK ADDITION (P.B. 18, PG. 47)

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of a 16 feet wide alley as dedicated in Driving Park Addition, of record in Plat Book 18, page 47, all records being to those located in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at a 1/2 inch inside diameter pipe found at the northeast corner of Lot 438 of said Driving Park Addition and the intersection of the southerly right-of-way line of Whittier Street (60' feet wide) with the westerly right-of-way line of a 16 feet wide alley between Geers Avenue and Seymour Avenue, said alley as dedicated in said Driving Park Addition and Lenox Addition, of record in Plat Book 7, page 282; thence South 4°11'15" West, along the westerly right-of-way line of said 16' alley, a distance of 119.94 feet to a mag nail set at the southeast corner of said Lot 438 and the northeast corner of another 16 feet wide alley, said mag nail being the **TRUE POINT OF BEGINNING** of the tract herein described.

Thence **South 4°11'15" West**, crossing through said 16 feet wide alley, a distance of **16.00 feet** to a mag nail set at the northeast corner of Lot 439 of said Driving Park Addition;

Thence **North 85°55'52" West**, along the southerly right-of-way line of said 16 feet wide alley and the northerly line of said Lot 439, a distance of **65.91 feet** to an iron pin set;

Thence **North 4°11'15" East**, crossing through said 16 feet wide alley, a distance of **16.00 feet** to an iron pin set on the northerly right-of-way line of said alley, the southeast corner of Lot 436 of said Driving Park Addition, and the southwest corner of Lot 437 of said Driving Park Addition;

Thence **South 85°55'52" East**, along the northerly right-of-way line of said 16 feet wide alley and the southerly line of said Lot 437, becoming the southerly line of said Lot 438, passing an iron pin set at 33.03 feet, for a total distance of **65.91 feet** to the **TRUE POINT OF BEGINNING**, containing 0.024 acres, more or less.

All iron pins set are 5/8" rebar, 30 inches long, with a cap inscribed "STADT 8723".

Bearings herein are based on the westerly right-of-way line of a 16 feet wide alley between Geers Avenue and Seymore Avenue being South 4°11'15" West and are referenced to State Plane Grid, Ohio South Zone, per an Ohio RTN Survey (NAD83, 2011 Adjustment, Epoch 2010.0, US Survey Feet).

This description was prepared by Pro Boundary, LLC, and based on an actual field survey performed in October, 2024.

by Timothy P. Stadt
Timothy R. Stadt 10/9/24
Registered Surveyor No. 8723



PRELIMINARY APPROVAL
BRAD FOSTER, P.E., P.S.
FRANKLIN COUNTY ENGINEER

BY: Jaw DATE: 10/18/2024