

**PARCEL 12-CH
CHANNEL EASEMENT
0.005 Acre Tract (224 S.F.)
EXHIBIT "A"
(440005-100071)**

Situated in the State of Ohio, County of Franklin, City of Columbus, being Section 3, Township 4, Range 22 of the Congress Lands and being part Parcel 1, a 0.390-acre tract of land described to Mohammed Ghiath Ammar in Instrument Number 201710160143425, being Lot 22 of McDowell's Wilson Avenue Block of Lots of record in Deed Book 1509, Page 163 and being more particularly described as follows:

Being a parcel of land lying on the right side of the centerline of existing Wilson Avenue (50 feet wide) as shown upon the right-of-way plans designated as "UIRF – FAR SOUTH ENGINEERING 2017" on file as Plan Number 3509-E with the City of Columbus, and being located within the following described points thereof:

Commencing on the easterly right of way line of said Wilson Avenue at the southwesterly property corner of the said 0.390-acre tract, known as Parcel 1, and the northwesterly property corner of a 0.390-acre tract of land described to Mohammed Ghiath Ammar in Instrument Number 201710160143425, known as Parcel 2, being 25.00 feet right of centerline Station 112+60.33;

Thence leaving the northwesterly property corner of said Parcel 2, North 03 degrees 46 minutes 27 seconds East, along the easterly right of way line of Wilson Avenue, a distance of 15.16 feet to a point, said point being 25.00 feet right of centerline Station 112+75.48, also being the Point of Beginning of the tract herein described;

Thence North 03 degrees 46 minutes 27 seconds East, along the easterly right of way line of said Wilson Avenue, a distance of 44.84 feet to a point at the northwesterly property corner of the said Parcel 1, and the southwesterly property corner of a 0.461-acre tract of land described to Mohammed Ghiath Ammar in instrument Number 201710160143425, known as Parcel 3, being 25.00 feet right of centerline Station 113+20.33;

Thence leaving the said southwesterly property corner, South 85 degrees 56 minutes 33 seconds East, along the southerly property line of the said Parcel 3, a distance of 5.00 feet to a point, said point being 30.00 feet right of centerline Station 113+20.30;

Thence leaving the southerly property line of the said Parcel 3 line and passing through the said Parcel 1 the following two (2) courses and distances:

1. South 03 degrees 46 minutes 27 seconds West, a distance of 44.82 feet to a point, being 30.00 feet right of centerline Station 112+75.48;
2. North 86 degrees 09 minutes 16 seconds West, a distance of 5.00 feet to the Point of Beginning, containing 0.005 acres, more or less.

The above described area is within Auditors Permanent Parcel Number 010-115514.

This description was prepared and reviewed on October 24, 2019 by Christopher M. Cook, Registered Surveyor #8424.

This description is based upon a field survey performed by Dynotec, Inc. in June 2018.

Grantor claims title by Instrument Number 201710160143425 of the Franklin County Recorder's Office.

The basis of bearings shown are based on the State Plane Coordinate System, Ohio South, as per NAD 83 (96 CORS) established by Dynotec, Inc. using GPS procedures and equipment, which sets the centerline of Wilson Avenue as North 03 degrees 46 minutes 27 seconds East.

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

Date