

PARCEL 10-S1
PERMANENT SEWER EASEMENT
0.005 ACRE TRACT (200.4 S.F.)
EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 1425 and being part of Lot 1 of Countrybrook Subdivision Tract I as recorded in Plat Book 41, Page 116 and re-recorded in Plat Book 49, Page 18 as conveyed to Ashton Square Associates, LP as described in Instrument Number 200206280159722, all references being those of record in the Franklin County, Ohio Recorder's Office, and being more particularly described as follows:

Beginning in the southerly existing right-of-way line of Sullivan Avenue West (RW Varies) and being 45.41 feet right of centerline of right of way of Sullivan Avenue West station 209+43.00;

Thence easterly, along the said southerly right-of-way line of Sullivan Avenue West, South 77°03'31" East, 20.00 feet to a point being 45.36 feet right of centerline of right of way of Sullivan Avenue West station 209+63.00;

Thence southerly, crossing the said property, South 13°03'56" West a distance of 10.04 feet to a point being 55.41 feet right of centerline of right of way of Sullivan Avenue West station 209+63.00;

Thence westerly, crossing the said property, North 76°55'56" West, 20.00 feet to a point being 55.41 feet right of centerline of right of way of Sullivan Avenue West station 209+43.00;

Thence northerly, crossing the said property, North 13°03'56" East, 10.00 feet to the Point of Beginning, containing 0.005 acres (200.4 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 Sullivan Avenue West, having a bearing of South 76°55'56" East, is designated the "Basis of Bearing" for this description.

This description was prepared by Robert A. Bosworth, Registered Surveyor No. 7750, of Dynotec, Inc. on January 29, 2016.



Robert A. Bosworth
Robert A. Bosworth, P.S.

Registered Surveyor No. 7750

2-15-2016
Date