

PARCEL 11-U
EXHIBIT "A"
0.078 ACRES

Situated in the State of Ohio, County of Delaware, in the City of Columbus, being in Range 18, Township 3, Section 4, United States Military Lands, being part of farm lot 14, and part of a 14.541 acre tract as conveyed to Cole Mt Columbus OH, LLC in Deed Book 1263, Page 1652 in Instrument Number 2013-00044022, all records being of the Recorder's Office, Delaware County, Ohio and being more particularly bounded and described as follows:

Commencing at the intersection of the northwesterly corner of said 14.541 acre tract, and the southerly right-of-way line of Gemini Place, and being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along said southerly right-of-way line North 70 degrees 31 minutes 58 seconds East, 48.90 feet to a point on said line;

Thence across said 14.541 acre tract the following three (3) courses:

1. South 06 degrees 47 minutes 45 seconds West, 25.48 feet to a point;
2. South 19 degrees 30 minutes 36 seconds East, 64.45 feet to a point;
3. South 70 degrees 27 minutes 13 seconds West, 37.72 feet to a point;

Thence along said northwesterly property line North 19 degrees 26 minutes 05 seconds West, 87.35 feet to a point, and being the **POINT OF BEGINNING** containing 0.078 acres (3,417.92 Sq. Ft.) more or less;

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

The basis of bearing is based on the Ohio State Plane Coordinate System North Zone, NAD83 (CORS96). Said bearing originated from a field traverse which was tied to said coordinate system by GPS observation and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The South line of Gemini Place is North 70 degrees 31 minutes 58 seconds East.

All monuments found are in good condition unless otherwise noted.

This easement partially piggybacks an existing easement granted to the Suburban Natural Gas Company in Instrument No. 1992-00011726, an existing Waterline Easement, an existing AEP easement granted in Instrument No. 2002-00024735, and an existing Sanitary Sewer Easement granted in instrument No. 2004-00048030.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by Carpenter Marty Transportation, Inc. in April 2016 under the direct supervision of Kevin P. Carpenter, Ohio Registered Professional Surveyor 8124.



Matthew Lee Sloat, PS
Registered Surveyor No. 8342

Date