

PARCEL 21-CH

0.002 ACRE

CHANNEL EASEMENT PROVIDES THE RIGHT TO CONSTRUCT, TO PERPETUALLY MAINTAIN AN OPEN WATERCOURSE, UTILITIES AND APPURTENANCES THERETO IN THE NAME AND FOR THE USE OF CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of right-of-way of Central College Road as shown on a centerline survey plat set made in 2023 for the City of Columbus titled "Central College and Ulry Road Reconstruction" as recorded in Plat Book ____, Pages ____ of the record of Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, Township of Blendon, lying in Quarter Township 1, Township 2 North, Range 17 West, United States Military District, and being on, over, and across Lot 1 of that subdivision titled "Seclusion Woods", of record in Plat Book 61, Page 30, as conveyed to Oscar L. Thomas III and Erin M. Thomas by deed of record in Instrument Number 200310150330810 (all references are to the records of the Recorder's Office, Franklin County, Ohio), being more particularly described as follows:

BEGINNING in the northerly right-of-way line of Central College Road (70 feet right-of-way), at the southwesterly corner of said Lot 1, the southeasterly corner of Lot 3 of that subdivision titled "Lee Acres No. 4", of record in Plat Book 59, Page 34, as conveyed to Sandra Estep by deed of record in Official Record 31444C09 and Instrument Number 201905230060399, located 40.00 feet left of existing centerline of right-of-way of Central College Road station 39+94.71;

Thence North 03° 25' 53" East, with the easterly line of said Lot 3, a distance of 2.00 feet to a point, located 42.00 feet left of existing centerline of right-of-way of Central College Road station 39+94.79;

Thence crossing said Lot 1, the following courses and distances:

EXHIBIT A

South 88° 39' 34" East, a distance of 35.21 feet to a point, located 42.00 feet left of existing centerline of right-of-way of Central College Road station 40+30.00; and

South 01° 20' 26" West, a distance of 2.00 feet to a point in said northerly right-of-way line, located 40.00 feet left of existing centerline of right-of-way of Central College Road station 40+30.00;

Thence North 88° 39' 34" West, with said northerly right-of-way line, a distance of 35.29 feet to the POINT OF BEGINNING, containing 0.002 acre, more or less, of which the present road occupies 0.000 acre from Auditor's Parcel Number 110-005849.

The Bearings shown herein are based on the Ohio State Plane Coordinate System (South Zone) as per NAD83 (NSRS 2007). Control for bearings was from coordinates of monuments D5RESET and 8825RESET, having a bearing of South 45° 01' 28" West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in 2020, 2021 and 2022.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

Date