

**PARCEL 10-T**  
**EXHIBIT "A"**  
**0.004 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 and being part of farm lot 14, and part of a 1.404 acre tract as conveyed to Polaris MCD, LLC in Deed Book 858, Page 1371 in Instrument Number 2008-00021681, 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 southwesterly corner of said 1.404 acre tract, and the northerly right-of-way line of Gemini Place. Thence from said intersection along said northerly right-of-way line North 70 degrees 31 minutes 58 seconds East, 176.90 feet to a point, and being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence across said 1.404 acre tract the following five (5) courses:

1. North 19 degrees 28 minutes 02 seconds West, 3.00 feet to a point;
2. North 70 degrees 31 minutes 58 seconds East, 21.00 feet to a point;
3. North 23 degrees 46 minutes 57 seconds East, 16.05 feet to a point;
4. North 19 degrees 28 minutes 02 seconds West, 21.00 feet to a point;
5. North 70 degrees 31 minutes 58 seconds East, 3.00 feet to a point on the westerly right-of-way line of Antares Avenue;

Thence along said westerly right-of-way line South 19 degrees 28 minutes 02 seconds East, 15.68 feet to a point on said line;

Thence along said westerly right-of-way line along a curve with a radius of 20.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 31.42 feet, and a chord which bears South 25 degrees 31 minutes 06 seconds West, a distance of 28.29 feet to a point on the northerly right-of-way line of Gemini Place;

Thence along said northerly right-of-way line South 70 degrees 31 minutes 58 seconds West, 15.00 feet to a point, and being the **POINT OF BEGINNING** containing 0.004 acres (181.46 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 North 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 Sanitary Sewer easement granted in Instrument No. 2006-00027522, and an existing easement granted to The Ohio Bell Telephone Company dba AT&T Ohio in Instrument No. 2006-00036879.

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.



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Matthew Lee Sloat, PS  
Registered Surveyor No. 8342

Date