

PARCEL 7-CH
CHANNEL EASEMENT
0.007 Acre Tract (296 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 of a 0.517-acre tract of land described to Earl L. Judd in Instrument Number 201403180032676, being Lot 17 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:

Beginning on the easterly right of way line of Wilson Avenue at the northwesterly property corner of a 0.387-acre tract of land described to Norman Rundio and Lavanda Rundio in Instrument Number 201003260036280 and the southwesterly property corner of the said 0.517-acre, being 25.00 feet right of centerline Station 109+17.83;

Thence leaving the northerly property line of the said 0.387-acre Rundio tract, North 03 degrees 46 minutes 27 seconds East, along the easterly right of way line of said Wilson Avenue, a distance of 59.12 feet to a point, said point being 25.00 feet right of centerline Station 109+76.95;

Thence leaving the easterly right of way line of said Wilson Avenue passing through the said 0.517-acre Judd tract the following two (2) courses and distances:

1. South 86 degrees 13 minutes 33 seconds East, a distance of 5.00 feet to a point, said point being 30.00 feet right of centerline Station 109+76.95;
2. South 03 degrees 46 minutes 27 seconds West, a distance of 59.15 feet to a point on the northerly property line of the said 0.387-acre Rundio tract, said point being 30.00 feet right of centerline Station 109+17.80;

Thence North 85 degrees 56 minutes 33 seconds West, along the said southerly property line, a distance of 5.00 feet to the Point of Beginning, containing 0.007 acres, more or less.

The above described area is within Auditors Permanent Parcel Number 010-115509.

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 201403180032676 in 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