

**PARCEL 8-CH
CHANNEL EASEMENT
0.008 Acre Tract (330 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 0.388-acre tract of land described to Earl L. Judd and Betty Jean Niziolek in Instrument Number 201612070168169, being Lot 18 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 said Wilson Avenue at the southwesterly corner of the said 0.388-acre tract and the northwesterly property corner of a 0.517-acre tract described to Earl L. Judd in Instrument Number 201403180032676, being 25.00 feet right of centerline Station 109+97.83;

Thence leaving the northerly property line of the said 0.517-acre Judd tract, North 03 degrees 46 minutes 27 seconds East, along the easterly right of way line, a distance of 60.00 feet to a point on the northerly property line of the said 0.388-acre tract and the southerly property line of a 0.535-acre tract of land described to George M. New in Instrument Number 201004060041330, said point being 25.00 feet right of centerline Station 110+57.83;

Thence leaving the said easterly right of way line, South 85 degrees 56 minutes 33 seconds East, along the southerly property line of the said 0.535-acre New tract, a distance of 5.50 feet to a point, said point being 30.50 feet right of centerline Station 110+57.80;

Thence leaving the southerly property line of the said 0.535-acre New tract, South 03 degrees 46 minutes 27 seconds West, crossing through the said 0.388-acre Judd tract and parallel with the easterly right of way line of said Wilson Avenue, a distance of 60.00 feet to a point on the northerly property line of the said 0.517-acre Judd tract, being 30.50 feet right of centerline Station 109+97.80;

Thence North 85 degrees 56 minutes 33 seconds West, along the northerly property line of the said 0.517-acre Judd tract, a distance of 5.50 feet to the Point of Beginning, containing 0.008 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 201612070168169 of 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