

**PARCEL 15-CH
CHANNEL EASEMENT
WAGGONER ROAD
CITY OF COLUMBUS, OHIO
EXHIBIT "A"**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 4, Township-1-North, Range-16-West, United States Military Lands, being part of that Lot 436 as conveyed to EVAN S. SPENCE, by deed of record in Instrument Number 201003170031752, and as shown on the plat for "THE WOODS AT JEFFERSON, SECTION 7", as recorded in Plat Book 89, page 63, all records herein are from the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at the northwest corner of Lot 436 of said subdivision entitled "THE WOODS AT JEFFERSON, SECTION 7", in the existing easterly right-of-way line of Waggoner Road;

Thence South 86°29'37" East, a distance of 5.00 feet, along the northerly line of said Lot 436 to a point;

Thence South 03°30'23" West, a distance of 86.75 feet, across said Lot 436, to a point in the southerly line of said Lot 436;

Thence North 67°12'12" West, a distance of 5.30 feet, along the southerly line of said Lot 436, to the southwest corner of said Lot 436;

Thence North 03°30'23" East, a distance of 85.00 feet, along the westerly line of said Lot 436 to the **Point of Beginning**, containing 0.010 acres, more or less, which lies within Franklin County Auditor's Parcel 515-245488, and being subject to all easements, restrictions and rights of way of record.

Bearings are based on the bearing of North 04°17'49" East for the centerline of Waggoner Road, as determined by a network of GPS field observations performed in May 2016, between Franklin County Monuments FCGS 5011 and FCGS 1276, Ohio State Plane Coordinate System, South Zone, NSRS 2007.

All iron pipes set are 3/4", 30 inches in length, with a yellow cap stamped "STANTEC".

This description was prepared by Tim A. Baker, Registered Surveyor No. 7818, of Stantec Consulting Services Inc. on June 16, 2016.



Tim Baker 6-16-16
Tim A. Baker Date
Professional Surveyor No. S-7818



PARCEL 15-CH CHANNEL EASEMENT

QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16

UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

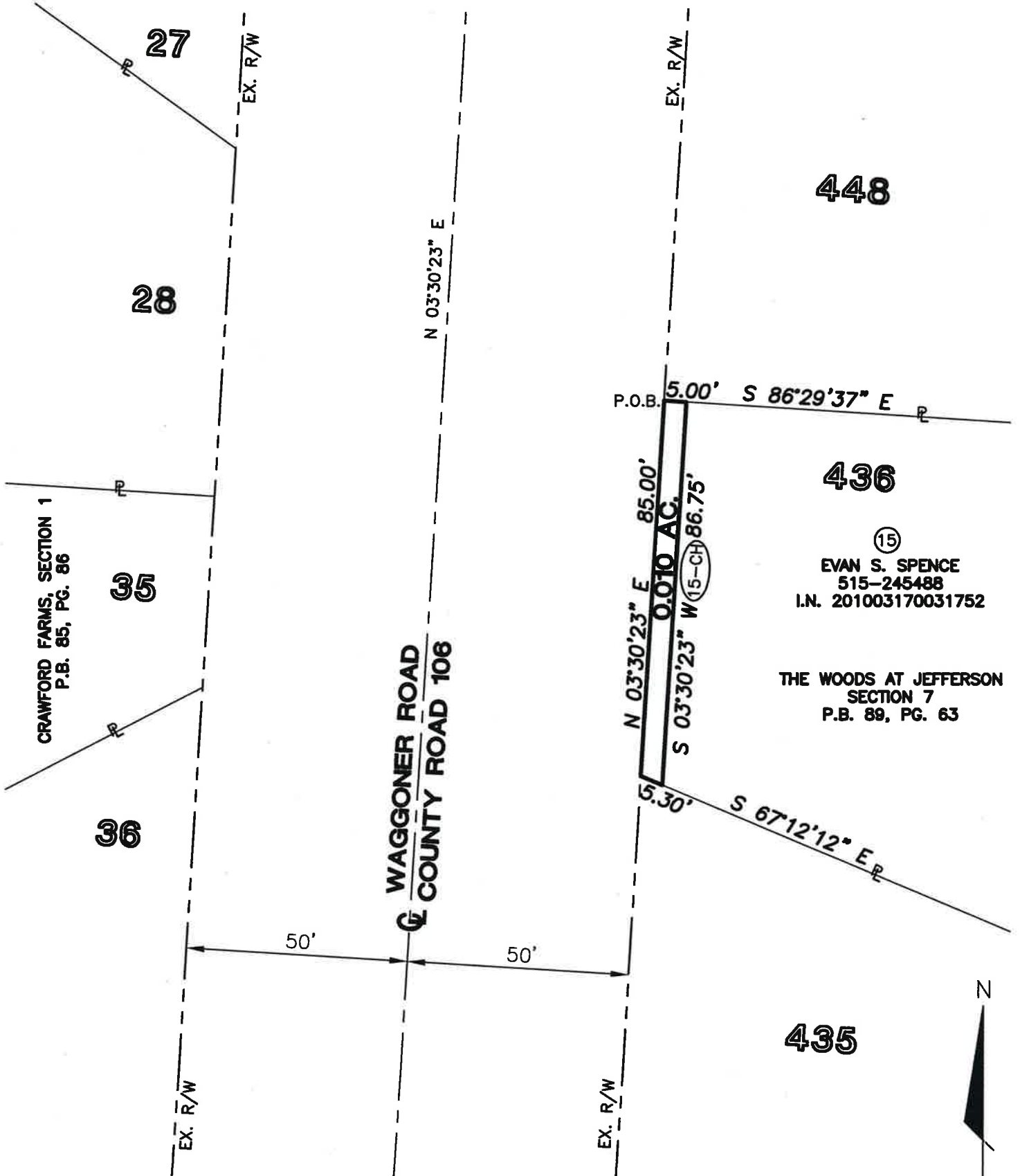
DATE: 06/23/16

3123-E PLAN

SCALE: 1" = 30'

EXHIBIT "A"

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING PART OF A LOT 436 OF THE WOODS AT JEFFERSON, SECTION 7, AS DESCRIBED IN PLAT BOOK 89, PAGE 63.



448

28

35

36

436

(15)
 EVAN S. SPENCE
 515-245488
 I.N. 201003170031752

THE WOODS AT JEFFERSON
 SECTION 7
 P.B. 89, PG. 63

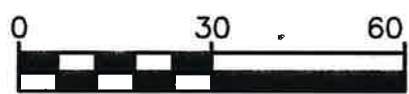
435

N

LEGEND

- P PROPERTY LINE
- EX. R/W EXISTING RIGHT OF WAY
- R/W RIGHT OF WAY
- POB POINT OF BEGINNING
- PROP. CHANNEL EASEMENT

BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREIN ARE BASED ON THE CENTERLINE OF WAGGONER ROAD AS BEING NORTH 04°17'49" EAST FROM A FIELD SURVEY USING GPS METHODS FROM FCGS 5011 TO FCGS 1276 RESET, BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM 1983 (NSRS 2007).



SCALE IN FEET

BY: *Tim Baker* 6-23-16
 TIM BAKER, P.S. DATE
 REGISTERED SURVEYOR NO. 7818

DRAWN BY: TB CHK BY: SER DATE

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Lot Name: 15-CH
Lot Description: CHANNEL EASEMENT
Lot ID: 515-245488
Lot Owner: EVAN SPENCE
Lot Area (Square Feet): 429
Lot Area (Acres): 0.010
Lot Perimeter: 182.043
Closing Direction: N69°30'15.0"W
Closing Distance: 0.0004

Course Data:(Mapcheck Through Radius Points Method)

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Point Northing Easting Direction Distance
Begin 726087.2289 1886828.1598 S86°29'37.1"E 5.000
 726086.9231 1886833.1504 S03°30'22.9"W 86.748
 726000.3375 1886827.8450 N67°12'12.3"W 5.297
 726002.3899 1886822.9618 N03°30'22.9"E 84.998
End 726087.2288 1886828.1602
Error of Closure 1 : 449099
Departure in Y (Northing): 0.0001
Departure in X (Easting): -0.0004