

PARCEL 33 - CHV

0.008 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 FRANKLIN
COUNTY COMMISSIONERS, 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 Lee 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, City of Columbus, lying in Quarter Township 1, Township 2 North, Range 17 West, United States Military District, and being on, over and across that 0.97 acre tract conveyed to Ryan Carroll and Rebecca Carroll by deed of record in Instrument Number 202212020163540 (all references are to the records of the Recorder's Office, Franklin County, Ohio), being more particularly described as follows:

Beginning, for reference, in the centerline of Lee Road (70 feet right-of-way) at the northeasterly corner of said 0.97 acre tract, the southeasterly corner of that subdivision titled "Lee Acres" of record in Plat Book 53, Page 51, located along the existing centerline of right-of-way of Lee Road station 87+39.91;

Thence North 76° 37' 34" West, with the line common to said 0.97 acre tract and the southerly line of said "Lee Acres", a distance of 32.94 feet to an angle point in the westerly right-of-way line of said Lee Road, the TRUE POINT OF BEGINNING, located 30.00 feet left of existing centerline of right-of-way of Lee Road station 87+26.29;

Thence South 37° 46' 59" West, across said 0.97 acre tract, with said westerly right-of-way line, a distance of 90.29 feet to a point, located 30.00 feet left of existing centerline of right-of-way of Lee Road station 86+36.00;

EXHIBIT A

Thence across said 0.97 acre tract, the following courses and distances:

North 52° 13' 01" West, a distance of 4.00 feet to a point, located 34.00 feet left of existing centerline of right-of-way of Lee Road station 86+36.00; and

North 37° 46' 59" East, a distance of 88.48 feet to a point in the line common to said 0.97 acre tract and said "Lee Acres", in said westerly right-of-way line, located 34.00 feet left of existing centerline of right-of-way of Lee Road station 87+24.48;

Thence South 76° 37' 34" East, with said common line and said westerly right-of-way line, a distance of 4.39 feet to the TRUE POINT OF BEGINNING, containing 0.008 acre, more or less, of which the present road occupies 0.000 acre, from Auditor's Parcel Number 600-307601.

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