

PARCEL 26 - WD
0.076 ACRE
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE
FOLLOWING DESCRIBED PROPERTY WITHOUT LIMITATIONS OF
EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 52, Township 12, Range 21, of the Refugee Lands, and being part of a 0.980 acre tract conveyed to Community Housing Intent, Inc.. (hereinafter referred to as "Grantor") by deed of record in Instrument Number 22020707009754 (Franklin County Parcel Number 010-118711-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

BEGIN FOR REFERENCE at a concrete monument with an aluminum cap labeled "Frank 144" located along I-70 and the entrance ramp for James Road;

Thence South 68° 13' 01" East a distance of 3871.42 feet to a 1 inch Rebar set at the centerline right-of-way intersection of Petzinger Road (Station 37+02.68) and Courtright Road (Station 41+62.20);

Thence South 04° 29' 48" West a distance of 241.85 feet along centerline of Courtright Road (R/W width varies) to a point at centerline Station 39+20.36 and being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence South 04° 29' 48" West a distance of 109.98 feet along the centerline of Courtright Road, to the southeasterly corner of said 0.980 acre tract and the northeasterly corner of a 1.020 acre tract conveyed to Cynthia Ibarra by deed of record in Instrument Number 201308050132320 on the centerline station 38+10.38;

Thence North 85° 28' 50" West a distance of 30.00 feet continuing along the line common to the said 0.980 acre tract and the said 1.020 acre tract to an iron pin set, 30.00 feet left of the centerline station 38+10.39;

Thence North 04° 29' 48" East a distance of 109.98 feet to an iron pin set on the line common to the 0.980 acre tract and the existing right-of-way of Courtright Road conveyed to the City of Columbus by deed of record Deed Volume 2783 Page 96, 30.00 feet left of the centerline station 39+20.37;

Thence South 85° 28' 40" East a distance of 30.00 feet along the north line of said 0.980 acre tract to the **TRUE POINT OF BEGINNING**, containing 0.076 acres, more or less, of which the present road occupies 0.050 acres and being subject to all easements, restrictions, and right-of-way of record.

This description was prepared by Robert J. Sands, Ohio Professional Survey Number 8053, and is based on a survey conducted by DLZ Ohio, Inc. in 2021 under his direct supervision.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 2007 adjustment (NAD83(2007)), with the bearing of Courtright Road being North 04° 20' 06" East.

Stationing for Courtright Road, as shown, is based upon an assumed station of 0+00 at the centerline intersection of Refugee Road and Courtright Road.

Where described, iron pins set are 5/8 inch rebar, 30 inches long, with yellow caps stamped "DLZ OHIO INC."

Robert J. Sands
Professional Surveyor No. 8053

Date

COC TMP

EXHIBIT A

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