

SEWER EASEMENT
0.004 Acre Tract (162.09 S.F.)
EXHIBIT "A"
1-S

Situated in the City of Columbus, County of Franklin, and State of Ohio, Half Section 48, Township 12, Range 21 of the Refugee Lands, and part of Reserve A of Walnut Bluff No. 1 as recorded in Plat Book 34, Page 42, and being a part of a 0.700-acre tract of land conveyed to Lindvest, an Ohio Partnership, by Official Record 07158, Page G07, all references being to the Franklin County Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Being a parcel of land lying on the north side of the centerline of existing right-of-way of Refugee Road, being located within the following described points in the boundary thereof;

Beginning, for reference, at a 1" iron pin inside a monument box to be set during construction at the intersection of the existing centerline of right-of-way of Maywood Road (R/W Varies) and the existing centerline of right-of-way of Refugee Road (60' R/W), being at Station 15+99.07 in said centerline of Refugee Road;

Thence along said centerline of Refugee Road North 85° 31' 31" West a distance of 1,477.07 feet to Station 1+22.00 in said centerline;

Thence leaving said centerline North 4° 28' 29" East a distance of 30.00 feet to a point in the Grantor's southerly line and southerly line of said Reserve A, also being the northerly right-of-way line of said Refugee Road, said point being 30.00 feet left of Station 1+22.00 in said centerline and being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along said northerly right-of-way line the following two courses:

- 1) **North 85° 31' 31" West** a distance of **22.81 feet** to a point at the southeast corner of a 0.0094 acre tract conveyed to the City of Columbus by Official Records 28134, Page B17, being 30.00 feet left of Station 0+99.19 in said centerline;

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- 2) **North 70° 57' 14" West** a distance of **19.87 feet** to a point on said northerly right-of-way line and the northerly line of said 0.0094 acre City of Columbus tract, being 35.00 feet left of Station 0+79.96 in said centerline;

Thence leaving said northerly line, along a new line across the Grantor's tract the following two courses:

- 1) **South 85° 31' 31" East** a distance of **42.04 feet** to a point 35.00 feet left of Station 1+22.00 in said centerline;
- 2) **South 4° 28' 29" West** a distance of **5.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.004 acres, of which the present road occupies 0.000 acres.

Of the above described tract 0.004 acres, including 0.000 acres of present road occupied, is located in Auditor's Parcel Number 010-118885-00.

The bearings for this description are based on Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(2011) as determined by GNSS measurements tied to the Ohio Department of Transportation's Real-Time-Network. Control for the bearings shown herein were determined by GPS observations and establishing South 85°31'31" East for the existing centerline of right-of-way of Refugee Road. Bearings are shown to indicate angle only and are for project use only.

All stations referred to herein are from the existing centerline of right-of-way of Refugee Road as shown in plans for project Operation Sidewalks, School Sidewalks – Refugee Road on file with the City of Columbus.

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This description is based on a survey performed by Carpenter Marty Transportation, Inc. in October, 2019. This description was prepared and reviewed on February 2, 2023 under the supervision of Michael D. Weeks, Professional Surveyor No. 7357.

Carpenter Marty Transportation, Inc.

Michael D. Weeks, P.E., P.S.