

PERMANENT EASEMENT
0.015 Acre Tract (639.42 S.F.)
EXHIBIT "A"
3-P

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 B of Amberly Subdivision as recorded in Plat Book 36, Page 114, and being a part of a calculated 0.995-acre tract of land conveyed to Oumalawis, LLC, An Ohio Limited Liability Company, by Instrument Number 200912140180153, 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 south 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 1,399.36 feet to Station 1+99.71 in said centerline;

Thence leaving said centerline South 4° 28' 29" West a distance of 30.00 feet to an iron pin set on the Grantor's northeasterly corner and the northeasterly corner of Reserve B, said pin also being the northwesterly corner of Reserve A of said Amberly Subdivision as conveyed to Steele Amberly LLC, an Ohio Limited Liability Company by Instrument Number 201908070098669, said pin also being on the southerly right-of-way line of Refugee Road and being 30.00 feet right of Station 1+99.71, said pin also being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's easterly line and the westerly line of said Reserve A **South 5° 01' 19" West** a distance of **0.86 feet** to an iron pin set 30.86 feet right of Station 1+99.71 in said centerline;

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Thence leaving said Grantor's easterly line and said westerly line of said Reserve A, along a new line across the Grantor's tract the following five courses:

- 1) **North 86° 08' 32" West** a distance of **3.86 feet** to an iron pin set 30.90 feet right of Station 1+95.85 in said centerline;
- 2) **South 56° 00' 41" West** a distance of **8.11 feet** to an iron pin set 35.94 feet right of Station 1+89.50 in said centerline;
- 3) **North 85° 52' 46" West** a distance of **87.56 feet** to an iron pin set 36.49 feet right of Station 1+01.94 in said centerline;
- 4) **North 44° 32' 10" West** a distance of **7.62 feet** to an iron pin set 31.48 feet right of Station 0+96.19 in said centerline;
- 5) **North 84° 49' 55" West** a distance of **38.57 feet** to an iron pin set on said southerly right-of-way line of Refugee Road, also being on the southerly line of a 0.006 acre tract conveyed to the City of Columbus by Official Record 26726, Page J03, said pin being 31.02 feet right of Station 0+57.62 in said centerline;

Thence along said southerly right-of-way line of Refugee road, also being the Grantor's northerly line and northerly line of said Reserve B, the following two courses:

- 1) **North 54° 24' 58" East** a distance of **1.58 feet** to an iron pin set at the Grantor's northwesterly corner, said point also being the northeasterly corner of said 0.006 acre City of Columbus tract, being 30.00 feet right of Station 0+58.83 in said centerline;

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- 2) **South 85° 31' 31" East** a distance of **140.88 feet** to the **TRUE POINT OF BEGINNING**, containing 0.015 acres, of which the present road occupies 0.000 acres.

Of the above described tract 0.015 acres, including 0.000 acres of present road occupied, is located in Auditor's Parcel Number 530-139978-00.

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.

Monuments referred to as iron pins set are 5/8" x 30" topped by a yellow plastic cap stamped "R/W, CMT, P.S. 7357". Right of way monuments called for as set herein shall be set upon completion of the acquisition process.

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.