

CHANNEL EASEMENT
0.032 Acre Tract (1378.95 S.F.)
EXHIBIT "A"
4-CH

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 Amberly Subdivision as recorded in Plat Book 36, Page 114, and being a part of a 7.002-acre tract of land conveyed to Steele Amberly LLC, An Ohio Limited Liability Company, by Instrument Number 201908070098669, 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 1399.36 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 at the Grantor's to northwesterly corner and the northwesterly corner of said Reserve A, said corner also being the northeasterly corner of Reserve B of said Amberly Subdivision as conveyed to Oumalawis, LLC, an Ohio Limited Liability Company by Instrument Number 200912140180153, said pin also being on southerly right-of-way line of said Refugee Road and

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being 30.00 feet right of Station 1+99.71 in said centerline, said point also being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along said southerly right-of-way line of Refugee road, also being the Grantor's northerly line and northerly line of said Reserve A, **South 85° 31' 31" East** a distance of **118.29 feet** to a point 30.00 feet right of Station 3+18.00 in said centerline;

Thence leaving said southerly right-of-way line, along a new line across the Grantor's tract the following four courses:

- 1) **South 4° 28' 29" West** a distance of **10.00 feet** to a point 40.00 feet right of Station 3+18.00 in said centerline;
- 2) **North 89° 20' 22" West** a distance of **30.07 feet** to a point 42.00 feet right of Station 2+88.00 in said centerline;
- 3) **North 85° 31' 31" West** a distance of **66.00 feet** to a point 42.00 feet right of Station 2+22.00 in said centerline;
- 4) **North 82° 58' 06" West** a distance of **22.41 feet** to a point on the Grantor's westerly line, also being the easterly line of said Reserve B of Amberly Subdivision, said point being 41.00 feet right of Station 1+99.61 in said centerline;

Thence along the Grantor's westerly line and the easterly line of said Reserve B of Amberly Subdivision **North 5° 01' 19" East** a distance of **11.00 feet** (passing an iron pin set at 10.14 feet)

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to the **TRUE POINT OF BEGINNING**, containing 0.032 acres, of which the present road occupies 0.000 acres.

Of the above described tract 0.032 acres, including 0.000 acres of present road occupied, is located in Auditor's Parcel Number 530-139977-00.

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.

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.