

# **PERMANENT EASEMENT**

**0.004 Acre Tract (175.14 S.F.)**

**EXHIBIT "A"**

**4-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 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 1,122.53 feet to Station 4+76.54 in said centerline;

Thence leaving said centerline South 4° 28' 29" West a distance of 30.00 feet to a magnetic spike set on the Grantor's northeasterly corner and northeasterly corner of said Reserve A, also being the northwesterly corner of Lot 1 of said Amberly Subdivision as conveyed to Fourway Real Estate, LLC by Instrument Number 201111140147213, also being on the southerly right-of-way line of said Refugee Road being 30.00 feet right of Station 4+76.54 in said centerline, said magnetic spike set also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the Grantor's easterly line and the westerly line of said Lot 1 **South 5° 01' 19" West** a distance of **5.00 feet** to an iron pin set 35.00 feet right of Station 4+76.50 in said centerline;

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

- 1) **North 85° 31' 31" West** a distance of **28.50 feet** to an iron pin set 35.00 feet right of Station 4+48.00 in said centerline;
- 2) **North 64° 29' 17" West** a distance of **13.93 feet** to an iron pin set on the Grantor's northerly line and northerly line of said Reserve B, also being said southerly right-of-way line of Refugee Road, said pin being 30.00 feet right of Station 4+35.00 in said centerline,

Thence along said line **South 85° 31' 31" East** a distance of **41.54 feet** to the **TRUE POINT OF BEGINNING**, containing 0.004 acres, of which the present road occupies 0.000 acres.

Grantor claims title by Instrument Number 201908070098669, Franklin County Recorder's Office.

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.

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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.

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