

WARRANTY DEED
0.013 Acre Tract (580.09 S.F.)
EXHIBIT "A"
33-WD

Situated in the City of Columbus, County of Franklin, and State of Ohio, Half Section 47, Township 12, Range 21 of the Refugee Lands, and being in Lot 17 of Amberly Subdivision as recorded in Plat Book 36, Page 114, as conveyed to Shelia Roebuck, by Instrument Number 201001110003478, 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 108.53 feet to Station 14+90.54 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 northwesterly corner and northwesterly corner of said Lot 17, also being the northeasterly corner of Lot 16 of said Amberly Subdivision as conveyed to Zvikauri LLC, an Ohio Limited Liability Company by Instrument Number 202110050179399, also being the southerly right-of-way line of said Refugee Road and being 30.00 feet right of Station 14+90.54 in said centerline, said pin also being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's northerly line, northerly line of said Lot 17, and said southerly right-of-way line of Refugee Road, **South 85° 31' 31" East** a distance of **61.93 feet** to a 5/8" diameter iron pin found 30.00 feet right of Station 15+52.47 in said centerline;

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Thence continuing along said line with a curve to the right having a radius of **21.60 feet**, a central angle of **90° 00' 00"**, an arc length of **33.93 feet**, a chord bearing **South 40° 31' 31" East**, and a chord distance of **30.55 feet** to a 1" diameter iron pipe found in the Grantor's easterly line and easterly line of said Lot 17, said line also being the westerly right-of-way line of Maywood Road, and being 51.60 feet right of Station 15+74.07 in said centerline of Refugee Road;

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

- 1) **North 37° 22' 02" West** a distance of **19.60 feet** to an iron pin set 37.00 feet right of Station 15+61.00 in said centerline;
- 2) **North 85° 31' 31" West** a distance of **70.46 feet** to an iron pin set in the Grantor's westerly line and westerly line of said Lot 17 and the easterly line of said Lot 16, said pin being 37.00 feet right of Station 14+90.54 in said centerline;

Thence along said line **North 4° 28' 29" East** a distance of **7.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.013 acres, of which the present road occupies 0.000 acres.

Of the above described tract 0.013 acres, including 0.000 acres of present road occupied, is located in Auditor's Parcel Number 530-139721-00.

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.

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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 15, 2023 under the supervision of Michael D. Weeks, Professional Surveyor No. 7357.

Carpenter Marty Transportation, Inc.

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