

WARRANTY DEED
0.013 Acre Tract (586.83 S.F.)
EXHIBIT "A"
36-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 233 of Amberly Subdivision as recorded in Plat Book 36, Page 114, as conveyed to Kenneth A. Brush, by Official Record 10776, Pg. D18, 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 South 85° 31' 31" East a distance of 111.93 feet to Station 17+11.00 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 northeasterly corner and the northeasterly corner of said Lot 233, also being the northwesterly corner of Lot 234 of said Amberly Subdivision as conveyed to 4969 Refugee RD. L.L.C. by Instrument Number 199807140176003 also being in the southerly right-of-way line of said Refugee Road, said pin being 30.00 feet right of Station 17+11.00 in said centerline, said pin also being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's easterly line and easterly line of said Lot 233, and the westerly line of said Lot 234, **South 4° 18' 34" West** a distance of **7.00 feet** to an iron pin set 37.00 feet right of Station 17+11.02 in said centerline;

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

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- 1) **North 85° 31' 31" West** a distance of **77.02 feet** to an iron pin set 37.00 feet right of Station 16+34.00 in said centerline;

- 2) **South 41° 50' 28" West** a distance of **16.36 feet** to an iron pin set in the Grantor's westerly line and westerly line of said Lot 233, said line also being the easterly right of way line of Maywood Road, being 50.00 feet right of Station 16+24.07 in said centerline of Refugee Road;

Thence along said line with a curve to the right having a radius of **20.00 feet**, a central angle of **90° 00' 00"**, an arc length of **31.42 feet**, a chord bearing **North 49° 28' 29" East**, and a chord distance of **28.28 feet** to an 1" diameter iron pipe found in the Grantor's northerly line and northerly line of said Lot 233, said line also being the southerly right-of-way line of Refugee Road, and being 30.00 feet right of Station 16+44.07 in said centerline;

Thence along said line **South 85° 31' 31" East** a distance of **66.93 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 530-139937-00.

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.