

TEMPORARY CONSTRUCTION EASEMENT

0.009 Acre Tract (386.73 S.F.)

EXHIBIT "A"

51-T

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 243 of Amberly Subdivision as recorded in Plat Book 36, Page 114, as conveyed to Jessica MaCauley, by Instrument Number 202101270016601, 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 Fleet Road (60' R/W) and the existing centerline of right-of-way of Refugee Road (60' R/W), being at Station 23+76.83 in said centerline of Refugee Road;

Thence along said centerline of Refugee Road North 85° 31' 31" West a distance of 104.85 feet to Station 22+71.98 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 243, also being the northeasterly corner of Lot 242 of said Amberly Subdivision as conveyed to Fern E. Tyler, Trustee by Official Record 33871, Page A05, also being in the southerly right-of-way line of said Refugee Road, said point being 30.00 feet right of Station 22+71.98 in said centerline, said pin also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the Grantor's northerly line, northerly line of Lot 243, and said southerly right-of-way line of Refugee Road, **South 85° 31' 31" East** a distance of **54.71 feet** to a 1" iron pipe found 30.00 feet right of Station 23+26.69 in said centerline;

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Thence along said line with a curve to the right having a radius of **20.29 feet**, a central angle of **89° 50' 05"**, an arc length of **31.81 feet**, a chord bearing **South 40° 36' 29" East**, and a chord distance of **28.65 feet** to a point in the Grantor's easterly line and easterly line of said Lot 243, said line also being the westerly right-of-way line of Fleet Road, being 50.23 feet right of Station 23+46.98 in said centerline of Refugee Road;

Thence along said line **South 4° 18' 34" West** a distance of **7.77 feet** to an iron pin set in said line, being 58.00 feet right of Station 23+47.00 in said centerline;

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

- 1) **North 85° 31' 31" West** a distance of **5.00 feet** to a point 58.00 feet right of Station 23+42.00 in said centerline;
- 2) **North 4° 28' 29" East** a distance of **13.00 feet** to a point 45.00 feet right of Station 23+42.00 in said centerline;
- 3) **North 37° 47' 57" West** a distance of **14.87 feet** to an iron pin set 34.00 feet right of Station 23+32.00 in said centerline;
- 4) **North 85° 31' 31" West** a distance of **60.01 feet** to a point in the Grantor's westerly line, westerly line of said Lot 243, and the easterly line of said Lot 242, said point being 34.00 feet right of Station 22+71.99 in said centerline;

Thence along said line **North 4° 18' 34" East** a distance of **4.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.009 acres, of which the present road occupies 0.000 acres.

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Of the above described tract 0.009 acres, including 0.000 acres of present road occupied, is located in Auditor's Parcel Number 530-139947-00.

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.