

**SEWER EASEMENT**  
**0.031 Acre Tract (1,358.15 S.F.)**  
**EXHIBIT "A"**  
**55-S**

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 in Lot 256 of Amberly Subdivision as recorded in Plat Book 36, Page 114, as conveyed to Trudy Brown, by Instrument Number 200808120123012, 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 South 85° 31' 31" East a distance of 150.09 feet to Station 25+26.92 in said centerline;

Thence leaving said centerline South 4° 28' 29" West a distance of 30.00 feet to the Grantor's northeasterly corner, northeasterly corner of said Lot 256, also being the on the westerly line of a 36.239 acre tract conveyed to The Board of Education of The City School District of Columbus, Ohio by Official Record Volume 2974, Page 61, also being in the southerly right-of-way line of said Refugee Road, said point being 30.00 feet right of Station 25+26.92 in said centerline and being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the Grantor's easterly line, easterly line of Lot 256 and the westerly line of said The Board of Education of The City School District of Columbus, Ohio tract, **South 4° 18' 34" West** a distance of **12.00 feet** to a point 42.00 feet right of Station 25+26.96 in said centerline;

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Thence leaving said line along a new line across the Grantor's tract **North 85° 31' 31" West** a distance of **118.31 feet** to a point in the Grantor's westerly line, westerly line of said Lot 256, said line also being the easterly right-of-way line of said Fleet Road, being 42.00 feet right of Station 24+08.65 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 **66° 25' 18"**, an arc length of **23.19 feet**, a chord bearing **North 61° 15' 50" East**, and a chord distance of **21.91 feet** to a point in the Grantor's northerly line, northerly line of said Lot 256, and the southerly right-of-way line of Refugee Road, being 30.00 feet right of Station 24+26.98 in said centerline;

Thence along said right-of-way line **South 85° 31' 31" East** a distance of **99.94 feet** to the **TRUE POINT OF BEGINNING**, containing 0.031 acres, of which the present road occupies 0.000 acres.

Of the above described tract 0.031 acres, including 0.000 acres of present road occupied, is located in Auditor's Parcel Number 530-139960-00.

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.

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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.