

STANDARD HIGHWAY EASEMENT
0.068 Acre Tract (2980.06 S.F.)
EXHIBIT "A"
57-SH

Situated in the City of Columbus, County of Franklin, and State of Ohio, Half Section 47 and Half Section 46, Township 12, Range 21 of the Refugee Lands, being a part of a 36.239-acre tract of land conveyed to The Board of Education of The City School District of Columbus, Ohio, by Deed Book 2974, Page 61 and Deed Book 3086, Page 244, 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 Denmark Road (50' R/W) and the existing centerline of right-of-way of Refugee Road (60' R/W), said pin being on the Grantor's northerly line and being at Station 31+55.55 in said centerline of Refugee Road;

Thence along said centerline of Refugee Road South 85° 31' 31" East a distance of 114.45 feet to Station 32+70.00 in said centerline;

Thence leaving said centerline South 4° 28' 29" West a distance of 30.00 feet to a point in the Grantor's northerly line, also being the southerly right-of-way line of said Refugee Road, being 30.00 feet right of Station 32+70.00 in said centerline;

Thence along said line South 85° 31' 31" East a distance of 35.00 feet to an iron pin set 30.00 feet right of Station 33+05.00 in said centerline, said point being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing along said line **South 85° 31' 31" East** a distance of **267.00 feet** to an iron pin set 30.00 feet right of Station 35+72.00 in said centerline;

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

- 1) **South 65° 39' 43" West** a distance of **22.82 feet** to an iron pin set 41.00 feet right of Station 35+52.00 in said centerline;
- 2) **North 86° 01' 25" West** a distance of **230.01 feet** to an iron pin set 43.00 feet right of Station 33+22.00 in said centerline;
- 3) **North 48° 07' 13" West** a distance of **21.40 feet** to the **TRUE POINT OF BEGINNING**, containing 0.068 acres, of which the present road occupies 0.000 acres.

Of the above described tract 0.068 acres, including 0.000 acres of present road occupied, is located in Auditor's Parcel Number 010-104482-00.

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.

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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.

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