

TEMPORARY CONSTRUCTION EASEMENT

0.009 Acre Tract (400.92 S.F.)

EXHIBIT "A"

57-T3

Situated in the City of Columbus, County of Franklin, and State of Ohio, 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 Brownfield Road (50' R/W) and the existing centerline of right-of-way of Refugee Road (60' R/W), and being in the Grantor's northerly line and being at Station 35+03.49 in said centerline of Refugee Road;

Thence along said centerline of Refugee Road, also being the Grantor's northerly line the following two courses:

- 1) South 85° 31' 31" East a distance of 112.00 feet to a magnetic spike to be set during construction at P.I. station 36+15.49 in said centerline;
- 2) South 85° 53' 16" East a distance of 3.06 feet to a point at the Grantor's northeasterly corner and the northwesterly corner of an original 42-acre tract of land conveyed to Clarence G. Isseman, Bishop of the Diocese of Columbus, by Deed Book 2567, Page 468, and being at Station 36+18.55 in said centerline;

Thence leaving said centerline along the Grantor's easterly line and the westerly line of said Clarence G. Isseman, Bishop of the Diocese of Columbus tract, South 4° 06' 44" West a distance of 30.00 feet to a point in the southerly right-of-way line of said Refugee Road, being

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30.00 feet right of Station 36+18.55 in said centerline and being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's easterly line and the westerly line of said original 42-acre Clarence G. Issemann, Bishop of the Diocese of Columbus tract **South 3° 58' 53" West** a distance of **4.00 feet** to a point on said line 34.00 feet right of Station 36+18.56 in said centerline;

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

- 1) **North 85° 36' 55" West** a distance of **12.77 feet** to a point 34.00 feet right of Station 36+06.00 in said centerline;
- 2) **South 4° 28' 29" West** a distance of **14.00 feet** to a point 48.00 feet right of Station 36+06.00 in said centerline;
- 3) **North 85° 31' 31" West** a distance of **14.00 feet** to a point 48.00 feet right of Station 35+92.00 in said centerline;
- 4) **North 4° 28' 29" East** a distance of **4.00 feet** to a point 44.00 feet right of Station 35+92.00 in said centerline;
- 5) **North 85° 31' 31" West** a distance of **7.00 feet** to a point 44.00 feet right Station 35+85.00 in said centerline;
- 6) **North 4° 28' 29" East** a distance of **14.00 feet** to a point at the said Grantor's northerly line, also being the southerly right-of-way line of said Refugee Road being 30.00 feet right of Station 35+85.00 in said centerline;

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Thence along said southerly right-of-way line the following two courses:

- 1) **South 85° 31' 31" East** a distance of **30.59 feet** to a point on said line 30.00 feet right of Station 36+15.49 in said centerline;
- 2) **South 85° 53' 16" East** a distance of **3.15 feet** to the **TRUE POINT OF BEGINNING**, containing 0.009 acres, of which the present road occupies 0.000 acres.

Of the above described tract 0.009 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.

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.