

SEWER EASEMENT
0.089 Acre Tract (3884.99 S.F.)
EXHIBIT "A"
71-S2

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 an original 42-acre tract of land conveyed to Clarence G. Issemann, Bishop of the Diocese of Columbus, by Deed Book 2567, Page 468, 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), 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 set at P.I. Station 36+15.49 in said centerline;
- 2) South 85° 53' 16" East a distance of 193.51 feet to a point at Station 38+09.00 in said centerline;

Thence leaving said centerline 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 30.00 feet right of Station 38+09.00 in said centerline, said point also being the **TRUE POINT OF BEGINNING** of the parcel herein described;

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Thence along said line **South 85° 53' 16" East** a distance of **256.00 feet** to a point 30.00 feet right of Station 40+65.00 in said centerline;

Thence along a new line across the Grantor's tract the following eight courses:

- 1) **South 40° 58' 56" West** a distance of **20.00 feet** to a point 46.00 feet right of Station 40+53.00 in said centerline;
- 2) **North 85° 53' 16" West** a distance of **138.00 feet** to a point 46.00 feet right of Station 39+15.00 in said centerline;
- 3) **North 4° 06' 44" East** a distance of **4.00 feet** to a point 42.00 feet right of Station 39+15.00 in said centerline;
- 4) **North 85° 53' 16" West** a distance of **15.00 feet** to a point 42.00 feet right of Station 39+00.00 in said centerline;
- 5) **South 4° 06' 44" West** a distance of **6.00 feet** to a point 48.00 feet right of Station 39+00.00 in said centerline;
- 6) **North 85° 53' 16" West** a distance of **45.00 feet** to a point 48.00 feet right of Station 38+55.00 in said centerline;
- 7) **North 76° 09' 37" West** a distance of **35.51 feet** to a point 42.00 feet right of Station 38+20.00 in said centerline;
- 8) **North 38° 23' 55" West** a distance of **16.28 feet** to the **TRUE POINT OF BEGINNING**, containing 0.089 acres, of which the present road occupies 0.000 acres.

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Of the above described tract 0.089 acres, including 0.000 acres of present road occupied, is located in Auditor's Parcel Number 010-104487-00.

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.