

# **TEMPORARY CONSTRUCTION EASEMENT**

**0.006 Acre Tract (280.00 S.F.)**

**EXHIBIT "A"**

**83-T**

Situated in the City of Columbus, County of Franklin, and State of Ohio, Half Section 46, Township 12, Range 21 of the Refugee Lands, and being in Lot 1087 of Walnut Bluff No. 5 as recorded in Plat Book 50, Page 12, as conveyed to 5295 Refugee Rd. L.L.C., by Instrument Number 199806250157201, 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 Glenbriar Street (50' R/W) and the existing centerline of right-of-way of Refugee Road (60' R/W), being at Station 44+25.22 in said centerline of Refugee Road;

Thence along said centerline of Refugee Road North 85° 53' 16" West a distance of 21.22 feet to a point at 44+04.00 in said centerline;

Thence leaving said centerline South 4° 06' 44" 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 44+04.00 in said centerline, said point also being the **TRUE POINT OF BEGINNING** of the parcel herein described;

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

- 1) **South 4° 06' 44" West** a distance of **10.00 feet** to a point 40.00 feet right of Station 44+04.00 in said centerline;
- 2) **North 85° 53' 16" West** a distance of **28.00 feet** to a point 40.00 feet right of Station 43+76.00 in said centerline;

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- 3) **North 4° 06' 44" East** a distance of **10.00 feet** to a point in said Grantor's northerly line, also being the southerly right-of-way line of said Refugee Road 30.00 feet right of Station 43+76.00 in said centerline;

Thence along said line **South 85° 53' 16" East** a distance of **28.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.006 acres, of which the present road occupies 0.000 acres.

Of the above described tract 0.006 acres, including 0.000 acres of present road occupied, is located in Auditor's Parcel Number 010-169325-00.

Grantor claims title by Instrument Number 199806250157201, Franklin County Recorder's Office.

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 3, 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.