

TEMPORARY CONSTRUCTION EASEMENT
0.003 Acre Tract (128.30 S.F.)
EXHIBIT "A"
105-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 1169 of Walnut Bluff No. 5 as recorded in Plat Book 50, Page 12, as conveyed to Okimah J. Winn, by Instrument Number 201404090043013, 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 Millvale Street (60' R/W) and the existing centerline of right-of-way of Refugee Road (60' R/W), being at Station 51+72.02 in said centerline of right-of-way of Refugee Road;

Thence along said centerline of right-of-way of Refugee Road South 85° 53' 16" East a distance of 35.59 feet to a mag spike set at Station 52+07.61;

Thence leaving said centerline South 20° 04' 22" West a distance of 53.00 feet to a point at the Grantor's northeasterly corner and northeasterly corner of said Lot 1169, also being the northwesterly corner of Lot 1170 of said Walnut Bluff No. 5 as conveyed to Judith Urban by Instrument Number 201101040001970, said point also being in the southerly right-of-way line of said Refugee Road, and being 50.96 feet right of Station 51+93.04 in said centerline, said point also being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's easterly line, also being the westerly line of said Lot 1170 **South 20° 04' 22" West** a distance of **12.10 feet** to a point in said easterly line 62.60 feet right of Station 51+89.71 in said centerline;

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

TEMPORARY CONSTRUCTION EASEMENT

0.003 Acre Tract (128.30 S.F.)

EXHIBIT "A"

105-T

- 1) **North 69° 54' 42" West** a distance of **10.51 feet** to a point 59.71 feet right of Station 51+79.60 in said centerline;
- 2) **North 18° 56' 23" East** a distance of **12.00 feet** to a point in said Grantor's northerly line, also being the southerly right-of-way line and being 48.10 feet right of Station 51+82.67 in said centerline;

Thence along said line with a curve to the right having a radius of **543.69 feet**, a central angle of **1° 07' 59"**, an arc length of **10.75 feet**, a chord bearing **South 70° 29' 28" East**, and a chord distance of **10.75 feet** to the **TRUE POINT OF BEGINNING**, containing 0.003 acres, of which the present road occupies 0.000 acres.

Of the above described tract 0.003 acres, including 0.000 acres of present road occupied, is located in Auditor's Parcel Number 010-169407-00.

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 53° 58' 00" 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.

TEMPORARY CONSTRUCTION EASEMENT
0.003 Acre Tract (128.30 S.F.)
EXHIBIT "A"
105-T

Monuments referred to as iron pins set are $\frac{5}{8}$ " 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 7, 2023 under the supervision of Michael D. Weeks, Professional Surveyor No. 7357.

Carpenter Marty Transportation, Inc.

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