

**WARRANTY DEED**  
**0.008 Acre Tract (344.48 S.F.)**  
**EXHIBIT "A"**  
**122-WD**

Situated in the City of Columbus, County of Franklin, and State of Ohio, Half Section 46, Township 12, Range 21 of the Refugee Lands Survey, and being in Lot 81 of Walnut View Section 1 as recorded in Plat Book 75, Page 88, as conveyed to Cecelia McFadden, by Instrument Number 200102010021155, 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 north 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 Fox Chaple Dr./Barrows Road (R/W Varies) and the existing centerline of right-of-way of Refugee Road (60' R/W), being at Station 58+83.61 in said centerline of Refugee Road;

Thence along said centerline of Refugee Road North 53° 58' 00" West a distance of 161.79 feet to a point at Station 57+21.82 in said centerline;

Thence leaving said centerline North 36° 02' 00" East a distance of 30.00 feet to a 1" diameter iron pipe found at the Grantor's southwesterly corner and southwesterly corner of said Lot 81, also being the southeasterly corner of Lot 125 of Walnut View Section 3 as recorded in Plat Book 79, Page 30 and conveyed to Ramone McDonald by Instrument Number 201705080061689 and the southeasterly corner of Lot 124 of said Walnut View Section 3 as conveyed to Joshua Williams by Instrument Number 201811150155670, also being in the northerly right-of-way line of said Refugee Road, said pin being 30.00 feet left of Station 57+21.82 in said centerline and the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along the Grantor's westerly line and the westerly line of said Lot 80 and the easterly line of said Lot 124 **North 36° 02' 00" East** a distance of **3.00 feet** to an iron pin set 33.00 feet left of Station 57+21.82 in said centerline;

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Thence crossing the Grantor's tract **South 53° 58' 00" East** a distance of **118.66 feet** to an iron pin set in the Grantor's southerly line and southerly line of said Lot 81, also being said northerly right-of-way line of Refugee Road, said pin being 33.00 feet left of Station 58+40.48 in said centerline;

Thence along said line the following two courses:

- 1) with a curve to the right having a radius of **25.00 feet**, a central angle of **28° 21' 36"**, an arc length of **12.37 feet**, a chord bearing **North 68° 08' 44" West**, and a chord distance of **12.25 feet** to an iron pins set 30.00 feet left of Station 58+28.60 in said centerline;
- 2) **North 53° 58' 00" West** a distance of **106.78 feet** to the **TRUE POINT OF BEGINNING**, containing 0.008 acres, of which the present road occupies 0.000 acres.

Of the above described tract 0.008 acres, including 0.000 acres of present road occupied, is located in Auditor's Parcel Number 010-222136-00.

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.

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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 15, 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.