

PERMANENT EASEMENT
0.002 Acre Tract (102.41 S.F.)
EXHIBIT "A"
124-P

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 1179 of Walnut Bluff No. 5 as recorded in Plat Book 50, Page 12, as conveyed to Guillermo Moreno, by Instrument Number 200510130215954, 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 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 54.08 feet to a point at Station 58+29.53 in said centerline;

Thence leaving said centerline South 36° 02' 00" West a distance of 30.00 feet to an iron pin set in the Grantor's northerly line and the northerly line of said Lot 1179, also being the existing southerly right-of-way line of said Refugee Road, said pin being 30.00 feet right of Station 58+29.53 in said centerline and the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along said line the following two courses:

- 1) **South 53° 58' 00" East** a distance of **4.08 feet** to an iron pin set 30.00 feet right of Station 58+33.61 in said centerline;

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- 2) With a curve to the right having a radius of **20.00 feet**, a central angle of **49° 27' 29"**, an arc length of **17.26 feet**, a chord bearing **South 29° 14' 16" East**, and a chord distance of **16.73 feet** to an iron pin set in the Grantor's easterly line, said point also being on the westerly right-of-way line of said Fox Chaple Drive, and being 37.00 feet right of Station 58+48.81 in said centerline;

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

- 1) **North 53° 58' 00" West** a distance of **19.28 feet** to an iron pin set 37.00 feet right of Station 58+29.53 in said centerline;
- 2) **North 36° 02' 00" East** a distance of **7.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.002 acres, of which the present road occupies 0.000 acres.

Of the above described tract 0.002 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 7, 2023 under the supervision of Michael D. Weeks, Professional Surveyor No. 7357.

Carpenter Marty Transportation, Inc.

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