

TEMPORARY CONSTRUCTION EASEMENT
0.019 Acre Tract (806.29 S.F.)
EXHIBIT "A"
125-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 80 of Walnut View Section No. 1 as recorded in Plat Book 75, Page 88, as conveyed to NREA VB III LLC, by Instrument Number 201904220045568, 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 South 53° 58' 00" East a distance of 55.01 feet to a point at Station 59+38.62 in said centerline;

Thence leaving said centerline North 36° 02' 00" East a distance of 30.00 feet to the Grantor's southerly line and southerly line of said Lot 80, also being the existing northerly right-of-way line of said Refugee Road, said point being 30.00 feet left of Station 59+38.62 in said centerline, said point also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along said line with a curve to the right having a radius of **25.00 feet**, a central angle of **58° 40' 03"**, an arc length of **25.60 feet**, a chord bearing **North 24° 37' 59" West**, and a chord distance of **24.49 feet** to a point in the Grantor's westerly line, said line also being the easterly right-of-way line of Barrows Road, said point being 42.00 feet left of Station 59+17.26 in said centerline;

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

- 1) **South 85° 17' 57" East** a distance of **3.85 feet** to a point 44.00 feet left of Station 59+20.55 in said centerline;
- 2) **South 8° 54' 25" East** a distance of **11.30 feet** to a point 36.00 feet left of Station 59+28.53 in said centerline;
- 3) **South 57° 11' 20" East** a distance of **71.17 feet** to a point 40.00 feet left of Station 59+99.59 in said centerline;
- 4) **South 53° 58' 00" East** a distance of **19.03 feet** to a point in the Grantor's easterly line and the westerly line of Reserve A of said Walnut View Section 1 as conveyed to City of Columbus by Official Record 21285, Page B04, being 40.00 feet left of Station 60+18.61 in said centerline;

Thence along said line **South 36° 02' 00" West** a distance of **10.00 feet** to a point in said Grantor's southerly line and southerly line of said Lot 80, and said northerly right-of-way line of Refugee Road, and being 30.00 feet left of Station 60+18.61 in said centerline;

Thence along said line **North 53° 58' 00" West** a distance of **79.99 feet** to the **TRUE POINT OF BEGINNING**, containing 0.019 acres, of which the present road occupies 0.000 acres.

Of the above described tract 0.019 acres, including 0.000 acres of present road occupied, is located in Auditor's Parcel Number 010-222135-00.

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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.

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.