

STANDARD HIGHWAY EASEMENT
0.027 Acre Tract (1157.15 S.F.)
EXHIBIT "A"
129-SH

Situated in the City of Columbus, County of Franklin, and State of Ohio, Half Sections 45 and 46, Township 12, Range 21 of the Refugee Lands, and being a part of a 2.017-acre tract of land conveyed to Ohio Power Company, An Ohio Corporation, by Instrument Number 201808130108402, 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 Quinby Drive (50' R/W) and the existing centerline of right-of-way of Refugee Road (60' R/W) being at Station 61+77.82 in said centerline of Refugee Road;

Thence along said centerline of Refugee Road also being the Grantor's southerly line, South 53° 58' 00" East a distance of 405.00 feet to a mag spike set at the Grantor's southeasterly corner, also being the southwesterly corner of a 13.227-acre tract as conveyed to Columbus and Southern Ohio Electric Company by Deed Book 2535, Page 13, said spike being at an angle point in said centerline at Station 65+82.82 in said centerline;

Thence leaving said line, along the Grantor's easterly line and the westerly line of said 13.28 acre Columbus and Southern Ohio Electric Company tract North 4° 16' 08" East a distance of 35.29 feet to a point in the existing northerly right-of-way line of said Refugee Road, said point being 30.00 feet left of Station 65+64.24 in said centerline, said pin also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along said northerly right-of-way line of Refugee Road **North 53° 58' 00" West** a distance of **85.71 feet** to an iron pin set 30.00 feet left of Station 64+78.53 in said centerline;

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Thence crossing the Grantor's tract **South 75° 20' 21" East** a distance of **74.09 feet** to an iron pin set in the Grantor's easterly line and the westerly line of said 13.28 acre tract, being 57.00 feet left of Station 65+47.53 in said centerline;

Thence along said line **South 4° 16' 08" West** a distance of **31.76 feet** to the **TRUE POINT OF BEGINNING**, containing 0.027 acres, of which the present road occupies 0.000 acres.

Of the above described tract 0.027 acres, including 0.000 acres of present road occupied, is located in Auditor's Parcel Number 010-104484-00.

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.

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.

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Carpenter Marty Transportation, Inc.

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