

TEMPORARY CONSTRUCTION EASEMENT
0.051 Acre Tract (2208.76 S.F.)
EXHIBIT "A"
137-T

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 13.227-acre tract of land conveyed to Columbus and Southern Ohio Electric Company, by Deed Book 2523, Page 13, 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 South 53° 58' 00" East a distance of 405.00 feet to a point at the Grantor's southwesterly corner also being the southeasterly corner of a 2.017 acre tract as conveyed to Ohio Power Company an Ohio Corporation, said point being at an angle point in said centerline at Station 65+82.82 in said centerline;

Thence leaving said centerline along the Grantor's westerly line and the easterly line of said 2.017 acre Ohio Power Company an Ohio Corporation tract North 4° 16' 08" East a distance of 67.05 feet (passing an iron pin set on the existing northerly right-of-way line at 35.29 feet) to an iron pin set 57.00 feet left of Station 65+47.53 in said centerline, said pin also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing along said line **North 4° 16' 08" East** a distance of **7.06 feet** to a point 63.00 feet left of Station 65+43.81 in said centerline;

Thence crossing the Grantor's tract the following nine courses:

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- 1) **South 71° 10' 57" East** a distance of **91.10 feet** to a point 52.00 feet left of Station 66+70.53 in said centerline;
- 2) **South 85° 13' 11" East** a distance of **39.00 feet** to a point 52.00 feet left of Station 67+09.53 in said centerline;
- 3) **South 82° 32' 40" East** a distance of **107.12 feet** to a point 47.00 feet left of Station 68+16.53 in said centerline;
- 4) **South 4° 46' 49" West** a distance of **3.00 feet** to a point 44.00 feet left of Station 68+16.53 in said centerline;
- 5) **South 85° 13' 11" East** a distance of **28.00 feet** to a point 44.00 feet left of Station 68+44.53 in said centerline;
- 6) **North 4° 46' 49" East** a distance of **3.00 feet** to a point 47.00 feet left of Station 68+44.53 in said centerline;
- 7) **South 85° 13' 11" East** a distance of **36.00 feet** to a point 47.00 feet left of Station 68+80.53 in said centerline;
- 8) **North 4° 46' 49" East** a distance of **3.00 feet** to a point 50.00 feet left of Station 68+80.53 in said centerline;

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- 9) **South 85° 13' 11" East** a distance of **60.83 feet** to a point in the Grantor's easterly line, also being the westerly line of Lot 190 of Shellbourne Subdivision as recorded in Plat Book 83, Page 57 and conveyed to Teasha Hardy by Instrument Number 201806110076584, and being 50.00 feet left of Station 69+41.36 in said centerline;

Thence along said line **South 4° 29' 18" West** a distance of **7.00 feet** to an iron pin set 43.00 feet left of Station 69+41.40 in said centerline;

Thence along the proposed Standard Highway Easement line the following two courses:

- 1) **North 85° 31' 11" West** a distance of **258.87 feet** to an iron pin set 43.00 feet left of Station 66+82.53 in said centerline;
- 2) **North 71° 44' 37" West** a distance of **103.15 feet** to the **TRUE POINT OF BEGINNING**, containing 0.051 acres, of which the present road occupies 0.000 acres.

Of the above described tract 0.051 acres, including 0.000 acres of present road occupied, is located in Auditor's Parcel Number 010-104494-00.

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.

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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.