

**PARCEL 12-T1
TEMPORARY EASEMENT**

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in ½ Section 32, Section 19, Township 12, Range 21, Refugee Lands, and being part of Lot 2, Lot 3 and a vacated 20 foot alley of Kingsgate Addition, as recorded in Plat Book 22, page 30, said Lot 2, Lot 3 and said vacated alley being described in a deed to **Robert G. Schmidt a.k.a. Robert G. Schmidt III**, of record in Instrument Number 201208100116378, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel on the left side of the proposed centerline of construction for James Road, as seen on the centerline plat for James Road, of record in Plat Book ____, page ____, said parcel being more particularly bounded and described as follows:

Commencing for reference at a railroad spike set at the intersection of the existing south centerline of right-of-way for James Road and the existing centerline of right-of-way for Livingston Avenue, said point being 15.94 feet left of James Road proposed centerline of construction Station 104+00.33;

Thence **South 30 degrees 39 minutes 34 seconds East**, along the existing south centerline of right-of-way for James Road, a distance of **124.21 feet** to a point of tangency, said point being 0.07 feet left of James Road proposed centerline of construction Station 102+78.59;

Thence along the arc of a curve to the right, continuing along the existing south centerline of right-of-way for James Road, said curve having a radius of **300.00 feet**, a central angle of **26 degrees 14 minutes 35 seconds**, and an arc length of **137.41 feet** to a point, said point being 3.24 feet right of James Road proposed centerline of construction Station 101+42.32, said curve being subtended by a long chord having a bearing of **South 17 degrees 32 minutes 17 seconds East** and a length of **136.21**;

Thence **South 85 degrees 35 minutes 01 seconds West**, along a line perpendicular to the previous course, a distance of **40.00 feet** to a point on the existing west right-of-way line for said James Road, as established by said Kingsgate Addition, being the east line of said Lot 3, being the grantor's southeast corner, and being the northeast corner of a tract of land described in a deed to KT Columbus, LLC (22.68% Int.), OG Columbus, LLC (26.91% Int.), RF Columbus, LLC (18.00% Int.), PB Columbus, LLC (9.26% Int.), JT Columbus, LLC (6.945% Int.), LT Columbus, LLC (6.945% Int.), and DC Columbus, LLC (9.26% Int.), of record in Instrument Number 200210020246736, said point being 36.72 feet left of James Road proposed centerline of construction Station 101+44.02, and said point being the **TRUE POINT OF BEGINNING** for the herein described temporary easement;

Thence **North 85 degrees 43 minutes 40 seconds West**, across said Lot 3, along the grantor's south line and along the north line of said KT Columbus tract, a distance of **7.51 feet** to a point, said point being 44.09 feet left of James Road proposed centerline of construction Station 101+45.64;

Thence **North 16 degrees 34 minutes 47 seconds West**, continuing across said Lot 3, across said vacated alley and across said Lot 2, a distance of **135.48 feet** to a point on the existing west right-of-way line for said James Road, being the northeast line of said Lot 2, said point being 41.80 feet left of James Road proposed centerline of construction Station 102+95.59;

Thence **South 30 degrees 39 minutes 34 seconds East**, along the existing west right-of-way line for said James Road and along the northeast line of said Lot 2, a distance of **20.75 feet** to a point of curvature, said point being 39.90 feet left of James Road proposed centerline of construction Station 102+74.77;

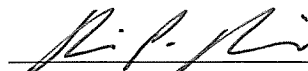
Thence along the arc of a curve to the right, continuing along the existing west right-of-way line for said James Road and continuing along the northeast line of said Lot 2, along the east line of said vacated alley and along the east line of said Lot 3, said curve having a radius of **260.00 feet**, a central angle of **26 degrees 14 minutes 35 seconds**, and an arc length of **119.09 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement, said curve being subtended by a long chord having a bearing of **South 17 degrees 32 minutes 17 seconds East** and a length of **118.05 feet**.

The above described temporary easement contains a total area of **0.030 acres**, of which 0.017 acres is located within Franklin County Auditor's parcel number 010-094837 and 0.013 acres is located within Franklin County Auditor's parcel number 010-094836.

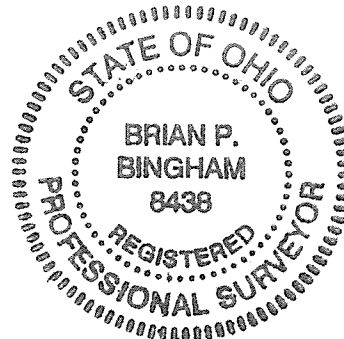
The bearings described herein are based on Grid North (reference South 85 degrees 47 minutes 50 seconds East for Livingston Avenue east of James Road) as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (CORS '96). As established utilizing a GPS survey referencing ODOT CORS stations "COLB", "OHLI" and "OHMD".

The above described temporary easement was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on February 3, 2014, is based on an actual survey performed by Dynotec, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.



Brian P. Bingham, PS
Registered Professional Surveyor No. 8438



5/5/2014
Date