

PARCEL 89-T
TEMPORARY EASEMENT

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in ½ Section 29, Section 18, Township 12, Range 21, Refugee Lands, and being part of Lot 16 and part of Lot 17 of Caldwell Main Street Addition, as recorded in Plat Book 8, page 1B, also being part of the south one-half of McAllister Avenue, said street being vacated by Ordinance Number 910-51 of the City of Columbus, said Lot 16, Lot 17 and said vacated portion of McAllister Avenue being described in a deed to **Craig A. Longstreth**, of record in Official Record 27317, page H16, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel on the right 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 centerline of right-of-way for James Road and the existing centerline of right-of-way for Main Street, being on the west line of ½ Section 29, said point being on James Road proposed centerline of construction Station 139+39.77;

Thence **South 04 degrees 02 minutes 28 seconds West**, along the existing centerline of right-of-way for James Road and along the west line of said ½ Section 29, a distance of **607.48 feet** to a point, said point being 8.55 feet left of James Road proposed centerline of construction Station 133+31.85;

Thence **South 85 degrees 57 minutes 32 seconds East**, along a line perpendicular to the previous course, a distance of **30.00 feet** to a point on the existing east right-of-way line for said James Road, as established by said Caldwell Main Street Addition, being the grantor's southwest corner, and being the northwest corner of a tract of land described in a deed to Javonna D. Green, of record in Official Record 31980, page A19, said point being 21.45 feet right of James Road proposed centerline of construction Station 133+32.00;

Thence **South 87 degrees 55 minutes 03 seconds East**, along the grantor's south line and along the north line of said Green tract, a distance of **16.88 feet** to an iron pin set on the proposed east right-of-way line for said James Road, said iron pin set being 38.31 feet right of James Road proposed centerline of construction Station 133+32.67, and said iron pin set being the **TRUE POINT OF BEGINNING** for the herein described temporary easement;

Thence **North 04 degrees 03 minutes 12 seconds East**, along the proposed east right-of-way line for said James Road and across said Lot 17, a distance of **90.02 feet** (passing the north line of said Lot 17 at a distance of 20.00 feet, being the south line of said Lot 16, and passing the north line of said Lot 17 at a distance of 60.00 feet, being the south line of said vacated portion of McAllister Avenue) to an iron pin set on the grantor's north line, being the south line of a tract of land described in a deed to Conley Group Rehabilitation Co., of record in Instrument Number 200807020102321, said iron pin set being 38.00 feet right of James Road proposed centerline of construction Station 134+22.50;

Thence **South 87 degrees 55 minutes 42 seconds East**, along the grantor's north line and along the south line of said Conley tract, a distance of **6.69 feet** to a point, said point being 44.69 feet right of James Road proposed centerline of construction Station 134+22.73;

Thence **South 12 degrees 19 minutes 54 seconds West**, across said vacated portion of McAllister Avenue, a distance of **19.47 feet** to a point, said point being 41.88 feet right of James Road proposed centerline of construction Station 134+03.46;

Thence **South 45 degrees 57 minutes 21 seconds East**, continuing across said vacated portion of McAllister Avenue, a distance of **16.21 feet** to a point on the south line of said vacated portion of McAllister Avenue, being the north line of said Lot 16, said point being 54.31 feet right of James Road proposed centerline of construction Station 133+93.32;

Thence across said Lots 16 and 17 along the following three (3) described courses:

1. **South 03 degrees 48 minutes 11 seconds West**, a distance of **18.85 feet** to a point, said point being 54.49 feet right of James Road proposed centerline of construction Station 133+74.47;
2. **South 75 degrees 28 minutes 29 seconds West**, a distance of **8.84 feet** to a point, said point being 46.12 feet right of James Road proposed centerline of construction Station 133+71.61;
3. **South 04 degrees 03 minutes 12 seconds West**, a distance of **38.62 feet** (passing the south line of said Lot 16 at a distance of 18.62 feet, being the north line of said Lot 17) to a point on the grantor's south line, being the north line of said Green tract, said point being 46.31 feet right of James Road proposed centerline of construction Station 133+32.98;

Thence **North 87 degrees 55 minutes 03 seconds West**, along the grantor's south line and along the north line of said Green tract, a distance of **8.00 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement.

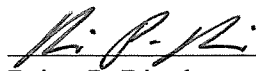
The above described temporary easement contains a total area of **0.020 acres**, of which 0.004 acres is located within Franklin County Auditor's parcel number 010-088767 and 0.016 acres is located within Franklin County Auditor's parcel number 010-088766.

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".

Iron pins set are 30" by 5/8" diameter rebar with caps stamped "American Structurepoint PS 8438".

The above described temporary easement was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on April 29, 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