

**PARCEL 35-T**  
**TEMPORARY EASEMENT**

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in ½ Section 30, Section 18, Township 12, Range 21, Refugee Lands, and being part of Lot 356 and the north half of a vacated 16 foot alley of East Minster Addition, as recorded in Plat Book 16, page 15, said Lot 356 and said vacated alley being described in a deed to the **City of Columbus, Ohio**, of record in Instrument Number 201403130030482, 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 centerline of right-of-way for Livingston Avenue and the existing north centerline of right-of-way for James Road, being the southeast corner of said ½ Section 30, said point being 34.65 feet left of James Road proposed centerline of construction station 104+07.31;

Thence **North 04 degrees 27 minutes 26 seconds East**, along the existing north centerline of right-of-way for James Road and along the west line of said ½ Section 30, a distance of **510.12 feet** to an angle point, said point being 9.00 feet left of James Road proposed centerline of construction Station 109+09.33;

Thence **North 04 degrees 26 minutes 27 seconds East**, continuing along the existing centerline of right-of-way for James Road and continuing along the west line of said ½ Section 30, a distance of **312.75 feet** to a point, said point being 8.97 feet left of James Road proposed centerline of construction Station 112+22.08;

Thence **North 85 degrees 33 minutes 33 seconds West**, along a line perpendicular to the previous course, a distance of **35.00 feet** to the intersection of the existing west right-of-way line for James Road and the centerline of said vacated alley, both established by said East Minster Addition, being the southeast corner of the grantor's land, and being the northeast corner of a tract of land described in a deed to Thomas McDonald, of record in Instrument Number 201304240067748, said point being 43.97 feet left of James Road proposed centerline of construction Station 112+22.08, and said point being the **TRUE POINT OF BEGINNING** for the herein described temporary easement;

Thence **North 85 degrees 33 minutes 34 seconds West**, along the centerline of said vacated alley, along the south line of the grantor's land and along the north line of said McDonald tract, a distance of **6.00 feet** to a point, said point being 49.97 feet left of James Road proposed centerline of construction Station 112+22.08;

Thence **North 03 degrees 09 minutes 00 seconds East**, across said vacated alley and across said Lot 356, a distance of **53.01 feet** to a point on the north line of said Lot 356, being the south line of Lot 357 of said East Minster Addition, as said Lot is described in a deed to Lakeside Reo Ventures, LLC, of record in Instrument Number 201309250163166, said point being 51.16 feet left of James Road proposed centerline of construction Station 112+75.08;

Thence **South 85 degrees 33 minutes 34 seconds East**, along the north line of said Lot 356 and along the south line of said Lot 357, a distance of **7.19 feet** to a point on the existing west right-of-way line for said James Road, being the northeast corner of said Lot 356, and being the southeast corner of said Lot 357, said point being 43.97 feet left of James Road proposed centerline of construction Station 112+75.08;


Thence **South 04 degrees 26 minutes 27 seconds West**, along the existing west right-of-way line for said James Road, along the east line of said Lot 356 and along the east line of said vacated alley, a distance of **53.00 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement.

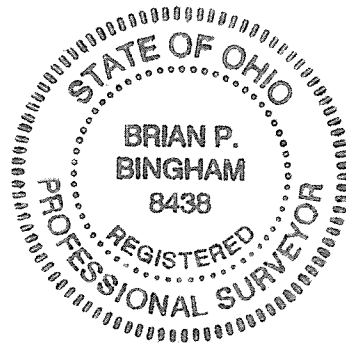
The above described temporary easement contains a total area of **0.008 acres** located within Franklin County Auditor's parcel number 010-090579.

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.

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



5/5/2014  
Date