

PARCEL 57-U
UTILITY 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 an original 6.997 acre tract, said 6.997 acre tract being described in a deed to **Columbus Montessori Education Center, Inc.**, of record in Official Record 20569 A11, 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 121, Page 97, said parcel being more particularly bounded and described as follows:

Commencing at a point on the existing centerline of right-of-way for James Road, being on the east line of said 1/2 Section 30, said point being the southeast corner of said 6.997 acre tract, being the northeast corner of an original 0.276 acre tract of land described in a deed to TRI D Investments Ltd, of record in Instrument Number 200903170037336, said point being at James Road proposed centerline of construction Station 124+92.55, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **North 85 degrees 31 minutes 33 seconds West**, along the south line of said 6.977 acre tract and along the north line of said 0.276 acre tract, a distance of **30.00 feet** (passing at a distance of 20.00 feet the southeast corner of a 10 foot wide parcel described in a deed to City of Columbus, of record in Deed Book 1685, Page 471) to a point on the existing west right-of-way line for James Road, as established by said City of Columbus parcel, said point being the southwest corner of said City of Columbus parcel, and said point being 30.00 feet left of James Road proposed centerline of construction Station 124+92.57;

Thence across said original 6.997 acre tract along the following five (5) described courses:

1. **North 04 degrees 26 minutes 27 seconds East**, along the existing west right-of-way line for said James Road and along the west line of said City of Columbus parcel, a distance of **123.12 feet** to the **TRUE POINT OF BEGINNING** for this description, said point being 30.00 feet left of James Road proposed centerline of construction Station 126+15.69;
2. **North 85 degrees 33 minutes 33 seconds West**, along a line perpendicular to the previous course, a distance of **6.00 feet** to a point, said point being 36.00 feet left of James Road proposed centerline of construction Station 126+15.69;
3. **North 04 degrees 26 minutes 27 seconds East**, along a line perpendicular to the previous course, a distance of **63.73 feet** to a point, said point being 36.00 feet left of James Road proposed centerline of construction Station 126+79.43;

4. **South 85 degrees 33 minutes 33 seconds East**, along a line perpendicular to the previous course, a distance of **6.00 feet** to a point on the existing west right-of-way line for said James Road, being on the west line of said City of Columbus parcel, said point being 30.00 feet left of James Road proposed centerline of construction Station 126+79.43;
5. **South 04 degrees 26 minutes 27 seconds West**, along the existing west right-of-way line for said James Road and along the west line of said City of Columbus parcel, a distance of **63.73 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described utility easement contains a total area of **0.009 acres** located within Franklin County Auditor's parcel number 010-093765.

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 description was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on January 6, 2017, 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



1/9/2017
Date