

**PARCEL 90-WD
RIGHT-OF-WAY PARCEL**

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 the five tracts of land described in a deed to **Baker-James, LLC**, of record in Instrument Number 200704240071169, 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 James Road and the existing centerline of right-of-way for Main Street, being on the east line of said ½ Section 30, and being the northwest corner of Caldwell Main Street Addition, as recorded in Plat Book 8, page 1B, 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, along the east line of said ½ Section 30 and along the west line of said Caldwell Main Street Addition, a distance of **319.55 feet** to the northeast corner of the grantor's land, being the southeast corner of an original 0.7932 acre tract of land described in a deed to Amalgamated Holdings, LLC, of record in Instrument Number 200509290203659, said point being 8.93 feet left of James Road proposed centerline of construction Station 136+19.82, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **South 04 degrees 02 minutes 28 seconds West**, along the existing centerline of right-of-way for said James Road, along the east line of said ½ Section 30 and along the east line of the grantor's land, a distance of **256.00 feet** to the southeast corner of the grantor's land, being the northeast corner of a tract of land described in a deed to Bernard R. Ruben and Murray Ebner, of record in Deed Book 2384, page 603, said point being 8.72 feet left of James Road proposed centerline of construction Station 133+63.77;

Thence **North 85 degrees 27 minutes 25 seconds West**, along the south line of the grantor's land, along the north line of said Ruben and Ebner tract, (passing at a distance of 20.00 feet the original west right-of-way line for James Road and the southeasterly most corner of three 10 foot wide parcels described in deeds to the City of Columbus of record in Deed Book 1636, page 334, Deed Book 1642, page 83 and Deed Book 1685, page 456, being the northeast corner of a 10 foot wide parcel described in a deed to the City of Columbus of record in Deed Book 1685, page 458, also passing at a distance of 30.00 feet the existing west right-of-way line for James Road and the southwesterly most corner of the first said City of Columbus parcels, being the northwest corner of the second said City of Columbus parcel and being the northeast corner of a 1.496 acre tract of land described in a deed to James Plaza, LLC of record in Instrument Number 200502220032194), a total distance of **33.12 feet** to an iron pin set, said iron pin set being 41.84 feet left of James Road proposed centerline of construction Station 133+63.89;

Thence **North 04 degrees 03 minutes 12 seconds East**, across the grantor's land, a distance of **206.00 feet** to an iron pin set, said iron pin set being 42.00 feet left of James Road proposed centerline of construction Station 135+70.10;

Thence **North 18 degrees 04 minutes 34 seconds East**, continuing across the grantor's land, a distance of **12.70 feet** to an iron pin set on the existing west right-of-way line for said James Road, being on the west line of the first said City of Columbus parcels, said iron pin set being 38.92 feet left of James Road proposed centerline of construction Station 135+82.42;

Thence **South 04 degrees 02 minutes 28 seconds West**, along the existing west right-of-way line for said James Road and along the west lines of the first said City of Columbus parcels, a distance of **218.35 feet** to a point on the south line of the grantor's land, being the southeast corner of the first said City of Columbus parcels and being the northeast corner of the second said City of Columbus parcel, said point being 38.72 feet left of James Road proposed centerline of construction Station 133+63.88;

Thence **South 85 degrees 27 minutes 25 seconds East**, along the south line of the grantor's land, along the south line of the first said City of Columbus parcels and along the north line of the second said City of Columbus parcel, a distance of **10.00 feet** to a point on the original west right-of-way line for James Road, being the southeasterly most corner of the first said City of Columbus parcels and being the northeast corner of the second said City of Columbus parcel, and said point being 28.72 feet left of James Road proposed centerline of construction Station 133+63.84;

Thence **North 04 degrees 02 minutes 28 seconds East**, along the original west right-of-way line for James Road, along the east line of the first said City of Columbus parcels, a distance of **256.00 feet** to the north line of the grantor's land, being the south line of said Amalgamated Holdings, LLC tract, said point being the southeast corner of a 10 foot wide parcel described to the City of Columbus in Court Case number 184.655, and said point being 28.93 feet left of James Road proposed centerline of construction Station 136+19.99;

Thence **South 85 degrees 27 minutes 25 seconds East**, along the north line of the grantor's land and along the south line of said Amalgamated Holdings tract, a distance of **20.00 feet** to the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel.


The above described right-of-way parcel contains a total area of **0.133 acres** (including 0.119 acres in the present road occupied), of which 0.050 acres (including 0.046 acres in the present road occupied) is located within Franklin County Auditor's parcel number 010-007884, 0.025 acres (including 0.023 acres in the present road occupied) is located within Franklin County Auditor's parcel number 010-080915, 0.027 acres (including 0.023 acres in the present road occupied) is located within Franklin County Auditor's parcel number 010-093111 and 0.031 acres (including 0.027 acres in the present road occupied) is located within Franklin County Auditor's parcel number 010-087905.

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 right-of-way parcel was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on April 30, 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



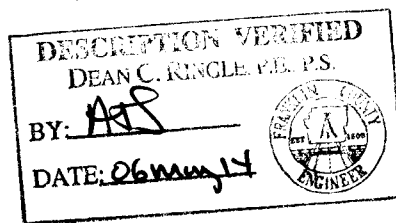
5/5/2014
Date

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