

PARCEL 85-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 20 and part of Lot 21 of Caldwell Main Street Addition, as recorded in Plat Book 8, page 1B, said Lot 20 and said Lot 21 being described in a deed to **Mary Catherine Basbagill**, of record in Deed Book 3449, page 496, 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 said 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 **787.48 feet** to a point, said point being 7.62 feet left of James Road proposed centerline of construction Station 131+51.85;

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 southwest corner of said Lot 21, and being the northwest corner of Lot 22 of said Caldwell Main Street Addition, as said Lot is described in a deed to Stephen G. Eberly and Connie K. Jacobs, of record in Official Record 15544, page I14, said point being 22.38 feet right of James Road proposed centerline of construction Station 131+52.01;

Thence **South 87 degrees 53 minutes 15 seconds East**, along the south line of said Lot 21 and along the north line of said Lot 22, a distance of **16.84 feet** to an iron pin set on the proposed east right-of-way line for said James Road, said iron pin set being 39.21 feet right of James Road proposed centerline of construction Station 131+52.66, 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 21, a distance of **50.00 feet** (passing the north line of said Lot 21 at a distance of 40.00 feet, being the south line of said Lot 20) 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 Linda F. Murrell, of record in Instrument Number 199906150152432, said iron pin set being 38.96 feet right of James Road proposed centerline of construction Station 132+02.66;

Thence **South 87 degrees 53 minutes 44 seconds East**, along the grantor's north line and along the south line of said Murrell tract, a distance of **7.00 feet** to a point, said point being 45.96 feet right of James Road proposed centerline of construction Station 132+03.19;

Thence across said Lots 20 and 21 along the following three (3) described courses:

1. **South 04 degrees 03 minutes 12 seconds West**, a distance of **35.17 feet** (passing the south line of said Lot 20 at a distance of 10.00 feet, being the north line of said Lot 21) to a point, said point being 46.13 feet right of James Road proposed centerline of construction Station 131+67.77;
2. **South 74 degrees 32 minutes 46 seconds East**, a distance of **9.90 feet** to a point, said point being 55.85 feet right of James Road proposed centerline of construction Station 131+65.86;
3. **South 04 degrees 20 minutes 16 seconds West**, a distance of **12.55 feet** to a point on the south line of said Lot 21, being the north line of said Lot 22, said point being 55.85 feet right of James Road proposed centerline of construction Station 131+53.31;

Thence **North 87 degrees 53 minutes 15 seconds West**, along the south line of said Lot 21 and along the north line of said Lot 22, a distance of **16.66 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement.


The above described temporary easement contains a total area of **0.011 acres** located within Franklin County Auditor's parcel number 010-088771.

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