

**PARCEL 75-WD1
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 Lot 43 of James Road Subdivision No. 1, as recorded in Plat Book 22, page 102, said Lot 43 being described in a deed to **Howard E. Nolan & Associates, LLC**, of record in Instrument Number 201308290147305, 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 east 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 east line of said ½ Section 30, a distance of **1,822.37 feet** to a point, said point being 9.00 feet left of James Road proposed centerline of construction Station 127+31.58;

Thence **North 85 degrees 33 minutes 33 seconds West**, along a line perpendicular to the previous course, a distance of **40.00 feet** to the southeast corner of said Lot 43, said point being 49.00 feet left of James Road proposed centerline of construction Station 127+31.01, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **North 85 degrees 36 minutes 33 seconds West**, along the south line of said Lot 43, a distance of **9.99 feet** to an iron pin set at a point on a curve on the existing north right-of-way line for Templeton Road, as established by said James Road Subdivision No. 1, said iron pin set being 58.99 feet left of James Road proposed centerline of construction Station 127+30.86;

Thence along the arc of a curve to the left, along the existing north right-of-way line for said Templeton Road, across said Lot 43, said curve having a radius of **10.00 feet**, a central angle of **89 degrees 57 minutes 00 seconds**, and an arc length of **15.70 feet** to an iron pin set on the existing west right-of-way line for said James Road, as established by said James Road Subdivision No. 1, being the east line of said Lot 43, said point being 49.12 feet left of James Road proposed centerline of construction Station 127+41.79, said curve being subtended by a long chord having a bearing of **North 49 degrees 24 minutes 57 seconds East** and a length of **14.14 feet**;

Thence **South 04 degrees 26 minutes 27 seconds West**, along the east line of said Lot 43, a distance of **9.99 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 **0.001 acres** (all of which lies in the present road occupied) located within Franklin County Auditor's parcel number 010-096425.

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".

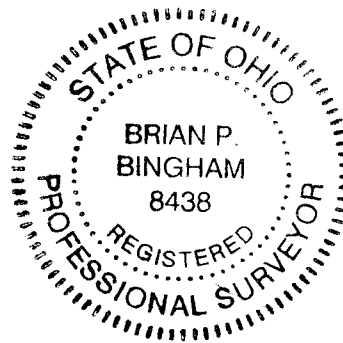
Iron pins set are 30" by 5/8" diameter rebar with caps stamped "American Structurepoint PS 8438".

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

*N-132-A
Split
9.99 ft East line
9.99 ft South line
off of South East corner
out of
(010) 96425*



5/5/2014
Date

