

**PARCEL 86-WD
RIGHT-OF-WAY PARCEL**

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 19 and part of Lot 20 of Caldwell Main Street Addition, as recorded in Plat Book 8, page 1B, said Lot 19 and said Lot 20 being described in a deed to **Linda F. Murrell**, of record in Instrument Number 199906150152432, 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, and being the northwest corner of said Caldwell Main Street Addition, 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 west line of said ½ Section 29 and along the west line of said Caldwell Main Street Addition, a distance of **737.48 feet** to a point, said point being 7.88 feet left of James Road proposed centerline of construction Station 132+01.85;

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 grantor's southwest corner, and being the northwest corner of a tract of land described in a deed to Mary Catherine Basbagill, of record in Deed Book 3449, page 496, said point being 22.12 feet right of James Road proposed centerline of construction Station 132+02.01, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **North 04 degrees 02 minutes 28 seconds East**, along the existing east right-of-way line for said James Road and along the grantor's west line, a distance of **50.00 feet** (passing the northwest corner of said Lot 20 at a distance of 30.00 feet, being the southwest corner of said Lot 19) to the grantor's northwest corner, being the southwest corner of a tract of land described in a deed to Charlene M. Williams, of record in Instrument Number 200611210232662, said point being 21.86 feet right of James Road proposed centerline of construction Station 132+52.01;

Thence **South 87 degrees 54 minutes 14 seconds East**, along the grantor's north line and along the south line of said Williams tract, a distance of **16.86 feet** to an iron pin set, said iron pin set being 38.71 feet right of James Road proposed centerline of construction Station 132+52.67;

Thence **South 04 degrees 03 minutes 12 seconds West**, across said Lot 19, a distance of **50.00 feet** (passing the south line of said Lot 19 at a distance of 20.00 feet, being the north line of said Lot 20) to an iron pin set on the grantor's south line, being the north line of said Basbagill tract, said iron pin set being 38.96 feet right of James Road proposed centerline of construction Station 132+02.66;

Thence **North 87 degrees 53 minutes 44 seconds West**, along the grantor's south line and along the north line of said Basbagill tract, a distance of **16.85 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 **0.019 acres** located within Franklin County Auditor's parcel number 010-088769.

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, PS
Registered Professional Surveyor No. 8438



5/5/2014
Date

N-78
Split
16.86 ft Northline
16.85 ft Southline
off of West line
out of
(010) 88769

