

PARCEL 94-T
TEMPORARY 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 a 0.7932 acre (original) tract and a 0.295 acre (original) tract, said 0.7932 acre (original) tract, and said 0.295 acre (original) tract being described in a deed to **Amalgamated Holdings, LLC**, of record in Instrument Number 200509290203659, 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:

BEGINNING at a point on the existing west right-of-way line for James Road (as established by a 10 foot wide parcel conveyed to the City of Columbus by Court Case Number 184.655, being the southwest corner of said parcel), being on the south line of said 0.7932 acre tract, being on the north line of that tract of land description in a deed to Baker-James, LLC, of record in Instrument Number 200704240071169, said point being 30.00 feet left of James Road proposed centerline of construction Station 142+98.47;

Thence **North 85 degrees 27 minutes 25 seconds West**, along the south line of said 0.7932 acre tract and along the north line of said Baker-James tract, a distance of **1.35 feet** to a point, said point being 31.35 feet left of James Road proposed centerline of construction Station 142+98.48;

Thence across the grantor's land along the following eleven (11) described courses:

1. **North 03 degrees 09 minutes 32 seconds West**, a distance of **29.10 feet** to a point, said point being 35.00 feet left of James Road proposed centerline of construction Station 143+27.35;
2. **North 04 degrees 02 minutes 28 seconds East**, a distance of **85.24 feet** to a point, said point being 35.00 feet left of James Road proposed centerline of construction Station 144+12.59;
3. **North 02 degrees 36 minutes 03 seconds East**, a distance of **39.80 feet** (passing at a distance of 24.75 feet the north line of said 0.7932 acre tract, being the south line of said 0.295 acre tract) to a point, said point being 36.00 feet left of James Road proposed centerline of construction Station 144+52.38;

4. **North 04 degrees 02 minutes 28 seconds East**, a distance of **73.86 feet** to a point, said point being 36.00 feet left of James Road proposed centerline of construction Station 145+26.24;
5. **South 85 degrees 32 minutes 27 seconds East**, a distance of **1.50 feet** to a point, said point being 34.50 feet left of James Road proposed centerline of construction Station 145+26.23;
6. **North 04 degrees 39 minutes 05 seconds East**, a distance of **17.48 feet** to a point, said point being 34.31 feet left of James Road proposed centerline of construction Station 145+43.71;
7. **North 85 degrees 32 minutes 27 seconds West**, a distance of **1.69 feet** to a point, said point being 36.00 feet left of James Road proposed centerline of construction Station 145+43.72;
8. **North 04 degrees 02 minutes 28 seconds East**, a distance of **16.76 feet** to a point on a south line of a proposed right-of-way parcel for said James Road, said point being 36.00 feet left of James Road proposed centerline of construction Station 145+60.48;
9. **South 85 degrees 57 minutes 32 seconds East**, along a south line of said proposed right-of-way parcel and along a line perpendicular to the previous course, a distance of **3.00 feet** to an iron pin set at a southwest corner of said proposed right-of-way parcel, said iron pin set being 33.00 feet left of James Road proposed centerline of construction Station 145+60.48;
10. **South 04 degrees 02 minutes 28 seconds West**, along the west line of said proposed right-of-way parcel, a distance of **209.52 feet** (passing at a distance of 123.16 feet the south line of said 0.295 acre tract, being the north line of said 0.7932 acre tract) to an iron pin set at a southwest corner of said proposed right-of-way parcel, said iron pin set being 33.00 feet left of James Road proposed centerline of construction Station 143+50.97;
11. **South 85 degrees 57 minutes 32 seconds East**, along a south line of said proposed right-of-way parcel and along a line perpendicular to the previous course, a distance of **3.00 feet** to an iron pin set on the existing west right-of-way line for said James Road, being on the east line of said 0.7932 acre tract, being on the west line of said 10 foot wide parcel, said iron pin set being 30.00 feet left of James Road proposed centerline of construction Station 143+50.97;

Thence **South 04 degrees 02 minutes 28 seconds West**, along the existing west right-of-way line for said James Road, along the east line of said 0.7932 acre tract and along the west line of said 10 foot wide parcel, a distance of **52.50 feet** to the **POINT OF BEGINNING** for this description.


The above described temporary easement contains a total area of **0.017 acres**, of which 0.009 acres is located within Franklin County Auditor's parcel number 010-091795 and 0.008 acres is located within Franklin County Auditor's parcel number 010-088360.

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 "ASI PS-8438".

The above description was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on December 8, 2016, 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