

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 ____, 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 northeast corner of said 0.295 acre tract, 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 east line of said ½ Section 30, a distance of **319.55 feet** to the original southeast corner of said 0.7932 acre tract, being the original northeast corner of a tract of land conveyed to Baker-James, LLC, of record in Instrument Number 200704240071169, said point being 8.93 feet left of James Road proposed centerline of construction Station 136+19.82;

Thence **North 85 degrees 27 minutes 25 seconds West**, along the original south line of said 0.7932 acre tract and along the original north line of said Baker-James tract, a distance of **30.00 feet** to a point on the existing west right-of-way line for said James Road, as established by a 10 foot wide parcel conveyed to the City of Columbus by Court Case Number 184.655, said point being 39.00 feet left of James Road proposed centerline of construction Station 136+20.07, and said point being the **TRUE POINT OF BEGINNING** for the herein described temporary easement;

Thence **North 85 degrees 27 minutes 25 seconds West**, along the grantor's south line and along the north line of said Baker-James tract, a distance of **2.99 feet** to a point, said point being 41.91 feet left of James Road proposed centerline of construction Station 136+20.10;

Thence across the grantor's property along the following nine (9) described courses:

1. **North 12 degrees 36 minutes 14 seconds West**, a distance of **30.58 feet** to a point, said point being 50.68 feet left of James Road proposed centerline of construction Station 136+49.39;

2. **North 04 degrees 03 minutes 13 seconds East**, a distance of **23.18 feet** to a point, said point being 50.27 feet left of James Road proposed centerline of construction Station 136+72.86;
3. **North 59 degrees 17 minutes 36 seconds East**, a distance of **9.35 feet** to a point, said point being 43.00 feet left of James Road proposed centerline of construction station 136+77.90;
4. **North 04 degrees 03 minutes 12 seconds East**, a distance of **38.62 feet** to a point, said point being 41.90 feet left of James Road proposed centerline of construction Station 137+19.44;
5. **North 35 degrees 49 minutes 42 seconds West**, a distance of **7.10 feet** to a point, said point being 46.03 feet left of James Road proposed centerline of construction Station 137+25.77;
6. **North 05 degrees 15 minutes 24 seconds East**, a distance of **125.76 feet** to a point, said point being 35.91 feet left of James Road proposed centerline of construction Station 138+48.10;
7. **South 86 degrees 03 minutes 35 seconds East**, a distance of **1.73 feet** to a point on the proposed west right-of-way line for said James Road, said point being 34.17 feet left of James Road proposed centerline of construction Station 138+48.10;
8. **South 03 degrees 56 minutes 25 seconds West**, along the proposed west right-of-way line for said James Road, a distance of **88.77 feet** to an iron pin set, said iron pin set being 37.34 feet left of James Road proposed centerline of construction Station 137+63.38;
9. Thence **South 00 degrees 33 minutes 31 seconds East**, continuing along the proposed west right-of-way line for said James Road, a distance of **50.37 feet** to an iron pin set on the existing west right-of-way line for said James Road, being the west line of said City of Columbus parcel, said iron pin set being 38.33 feet left of James Road proposed centerline of construction Station 137+10.72;

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 line of said City of Columbus parcel, a distance of **88.66 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement.

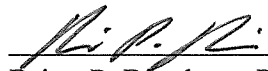
The above described temporary easement contains a total area of **0.027 acres**, of which 0.021 acres is located within Franklin County Auditor's parcel number 010-091795 and 0.006 acres is located within Franklin County Auditor's parcel number 010-088360.

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 "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 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