

**PARCEL 13B-WD
RIGHT-OF-WAY PARCEL**

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in ½ Section 32, Section 19, Township 12, Range 21, Refugee Lands, and being part of a tract of land described in deeds to **Bernard R. Ruben**, of record in Deed Book 2417, page 610 and Deed Book 2417, page 613, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel on the left and right side of the proposed centerline of construction for Livingston Avenue, 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 north centerline of right-of-way for James Road and the existing centerline of right-of-way for Livingston Avenue, being the northwest corner of said ½ Section 32, and being the northwest corner of an original 20.00 acre tract described in deeds to Robert F. Coppel and Paul L. Coppel, of record in Deed Book 616, page 249 and Deed Book 1082, page 131, said point being 5.68 feet left of Livingston Avenue proposed centerline of construction Station 511+90.95;

Thence **South 85 degrees 47 minutes 50 seconds East**, along the existing centerline of right-of-way for Livingston Avenue and along the north line of said ½ Section 32, a distance of **295.11 feet** to the northwest corner of the grantor's land, being the northeast corner of said Coppel tract, said point being 5.45 feet left of Livingston Avenue proposed centerline of construction Station 514+86.33, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **South 85 degrees 47 minutes 50 seconds East**, continuing along the existing centerline of right-of-way for Livingston Avenue, continuing along the north line of said ½ Section 32 and along the north line of the grantor's land, a distance of **249.54 feet** to the northeast corner of the grantor's land, being the northwest corner of Scottwood Subdivision No. 2, of record in Plat Book 33, page 89, said point being on Livingston Avenue proposed centerline of construction Station 517+35.75;

Thence **South 04 degrees 41 minutes 10 seconds West**, along the east line of the grantor's land and along the west line of said Scottwood Subdivision No. 2, a distance of **30.00 feet** to the original south right-of-way line for said Livingston Avenue, being the north line of a 10 foot wide parcel described in deeds to the City of Columbus, of record in Deed Book 2417, page 416 and Deed Book 2296, page 420, said point being 30.00 feet right of Livingston Avenue proposed centerline of construction Station 517+35.49;

Thence **North 85 degrees 47 minutes 50 seconds West**, along the original south right-of-way line for said Livingston Avenue and along the north line of said City of Columbus parcel, a distance of **249.74 feet** to the west line of the grantor's land, being the east line of said Coppel tract, and being the northeast corner of Kingsgate Addition, of record in Plat Book 22, page 30, said point being 24.50 feet right of Livingston Avenue proposed centerline of construction Station 514+84.50;

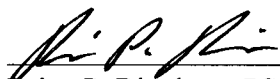
Thence **North 05 degrees 04 minutes 39 seconds East**, along the west line of the grantor's land and along the east line of said Coppel tract, a distance of **30.00 feet** to the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel.

The above described right-of-way parcel contains a total area of **0.172 acres**, all of which lies in the present road occupied.

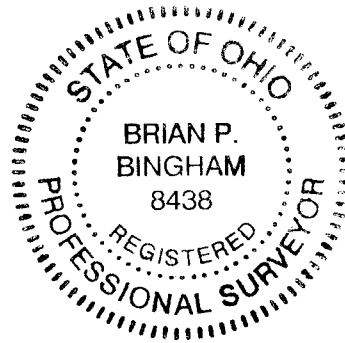
The bearings described herein are based on Grid North (reference South 85 degrees 47 minutes 50 seconds East for Livingston Avenue east of James Road) as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (CORS '96). As established utilizing a GPS survey referencing ODOT CORS stations "COLB", "OHLI" and "OHMD".

The above described right-of-way parcel was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on February 3, 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-246
New Entry
Drop 0.172 acre
to Row
Adj. To
(010)
218917

