

PARCEL 59-T
TEMPORARY EASEMENT

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 20-A and Reserve “B” of the amended plat of Lot No. 19 and 20 of Easthampton Addition, as recorded in Plat Book 22, page 6, said Lot 20-A and said Reserve “B” being described in a deed to **Charles E. Kincade** (½ Int.) and **Judith A. Kincade** (½ Int.), of record in Instrument Number 200811060163063, 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 Livingston Avenue and the existing north centerline of right-of-way for James Road, being the southwest corner of said ½ Section 29, 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 west line of said ½ Section 29, 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 or right-of-way for James Road and continuing along the west line of said ½ Section 29, a distance of **1,196.81 feet** to a point, said point being 8.87 feet left of James road proposed centerline of construction Station 121+06.14;

Thence **South 85 degrees 33 minutes 33 seconds East**, along a line perpendicular to the previous course, a distance of **40.00 feet** to a point on the existing east right-of-way line for said James Road, as established by the Easthampton Addition, of record in Plat Book 16, page 65, being the northwest corner of said Lot 20-A, and being the southwest corner of Lot 21 of said Easthampton Addition, as said Lot is described in a deed to Shaun M. Oliver, of record in Instrument Number 200005020085996, said point being 31.13 feet right of James Road proposed centerline of construction Station 121+06.13;

Thence **South 85 degrees 33 minutes 33 seconds East**, along the north line of said Lot 20-A and along the south line of said Lot 21, a distance of **7.00 feet** to an iron pin set on the proposed east right-of-way line for said James Road, said iron pin set being 38.13 feet right of James Road proposed centerline of construction Station 121+06.13, and said iron pin set being the **TRUE POINT OF BEGINNING** for the herein described temporary easement;

Thence **South 85 degrees 33 minutes 33 seconds East**, continuing along the north line of said Lot 20-A and continuing along the south line of said Lot 21, a distance of **17.10 feet** to a point, said point being 55.23 feet right of James Road proposed centerline of construction Station 121+06.12;

Thence across said Lot 20-A and said Reserve "B" along the following three (3) described courses:

1. **South 04 degrees 25 minutes 39 seconds West**, a distance of **21.38 feet** to a point, said point being 55.23 feet right of James Road proposed centerline of construction Station 120+84.74;
2. **South 82 degrees 57 minutes 49 seconds West**, a distance of **11.33 feet** to a point, said point being 44.12 feet right of James Road proposed centerline of construction Station 120+82.49;
3. **South 04 degrees 26 minutes 27 seconds West**, a distance of **69.28 feet** (passing the south line of said Lot 20-A at a distance of 26.36 feet, being the north line of said Reserve "B") to a point on a curve on the existing north right-of-way line for Astor Avenue, as established by said Amended Plat of Lot 19 and 20 of Easthampton Addition, being the southwest line of said Reserve "B", said point being 44.11 feet right of James Road proposed centerline of construction Station 120+13.21;

Thence along the arc of a non-tangent curve to the right, along the existing north right-of-way line for said Astor Avenue and along the southwest line of said Reserve "B", said curve having a radius of **30.00 feet**, a central angle of **15 degrees 32 minutes 15 seconds**, and an arc length of **8.14 feet** to an iron pin set at a point of tangency on the proposed east right-of-way line for said James Road, said iron pin set being 38.11 feet right of James Road proposed centerline of construction Station 120+18.67, said curve being subtended by a long chord having a bearing of **North 43 degrees 16 minutes 21 seconds West** and a length of **8.11 feet**;

Thence **North 04 degrees 26 minutes 27 seconds East**, along the proposed east right-of-way line for said James Road and across said Reserve "B" and said Lot 20-A, a distance of **87.46 feet** (passing the north line of said Reserve "B" at a distance of 37.46 feet, being the south line of said Lot 20-A) to the **TRUE POINT OF BEGINNING** for the herein described temporary easement.


The above described temporary easement contains a total area of **0.018 acres**, of which 0.013 acres is located within Franklin County Auditor's parcel number 010-095820 and 0.005 acres is located within Franklin County Auditor's parcel number 010-095822.

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 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