

PARCEL 94-WD
RIGHT-OF-WAY PARCEL

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, both as 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 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, being the southeast corner of the Kensington Gardens Subdivision, of record in Plat Book 12, Page 32, being the northwest corner of Caldwell Main Street Addition, of record in Plat Book 8, Page 1B, and being the northeast corner of said 0.295 acre tract, said point being at James Road proposed centerline of construction Station 146+17.76;

Thence **South 04 degrees 02 minutes 28 seconds West**, along the existing centerline of right-of-way for James Road, along the east line of said ½ Section 30, along the west line of said Caldwell Main Street Addition and along the east line of the grantor's land, a distance of **319.55 feet** to the southeast corner of the grantor's land, being the northeast corner of a tract of land described in a deed to Baker-James, LLC, of record in Instrument Number 200704240071169, said point being at James Road proposed centerline of construction Station 142+98.20;

Thence **North 85 degrees 27 minutes 25 seconds West**, along the south line of the grantor's land and along the north line of said Baker-James tract, a distance of **20.00 feet** to a point on the original west right-of-way line for James Road, being the southeast corner of a 10 foot wide parcel conveyed to the City of Columbus by Court Case Number 184.655, said point being 20.00 feet left of James Road proposed centerline of construction Station 142+98.38;

Thence **North 04 degrees 02 minutes 28 seconds East**, along the original west right-of-way line for James Road and along the east line of said City of Columbus parcel, a distance of **278.82 feet** to the northeast corner of said City of Columbus parcel, being on the original south right-of-way line for Main Street, said point being 20.00 feet left of James Road proposed centerline of construction Station 145+77.20;

Thence **North 87 degrees 31 minutes 25 seconds West**, along the original south right-of-way line for Main Street and along the north line of said City of Columbus parcel, (passing at a distance of 10.00 feet the northwest corner of said City of Columbus parcel, being the northeast corner of a 0.0036 acre parcel described to the City of Columbus, of record in Official Record 29985 G17), a total distance of **14.53 feet** to the intersection of the existing west right-of-way line for said James Road and the existing south right-of-way line for Main Street, being the northeast corner of said 0.0036 acre parcel, said point being 34.53 feet left of James Road proposed centerline of construction Station 145+76.80;

Thence along the existing west right-of-way line for said James Road along the following four (4) described courses:

1. **South 13 degrees 56 minutes 31 seconds East**, along the west line of said 0.0036 acre City of Columbus parcel, a distance of **11.42 feet** to a point, said point being 31.00 feet left of James Road proposed centerline of construction Station 145+65.94;
2. **South 04 degrees 02 minutes 28 seconds West**, continuing along the west line of said 0.0036 acre City of Columbus parcel, a distance of **113.50 feet** to a point, said point being 31.00 feet left of James Road proposed centerline of construction Station 144+52.44;
3. **South 02 degrees 36 minutes 03 seconds West**, continuing along the west line of said 0.0036 acre City of Columbus parcel and along the west line of a 0.0002 acre parcel described in a deed to the City of Columbus, of record in Official Record 27859 C05, a distance of **39.80 feet** to a point on the original west right-of-way line for James Road, being on the west line of said 10 foot City of Columbus parcel, said point being the south corner of said 0.0002 acre City of Columbus parcel, and said point being 30.00 feet left of James Road proposed centerline of construction Station 144+12.66;
4. **South 04 degrees 02 minutes 28 seconds West**, along the original west right-of-way line for James Road and along the west line of said 10 foot City of Columbus parcel, a distance of **61.69 feet** to an iron pin set, said iron pin set being 30.00 feet left of James Road proposed centerline of construction Station 143+50.97;

Thence across the grantor's land along the following five (5) described courses:

1. **North 85 degrees 57 minutes 32 seconds West**, along a line perpendicular to the previous course, a distance of **3.00 feet** to an iron pin set, said iron pin set being 33.00 feet left of James Road proposed centerline of construction Station 143+50.97;
2. **North 04 degrees 02 minutes 28 seconds East**, along a line perpendicular to the previous course, a distance of **209.52 feet** to an iron pin set, said iron pin set being 33.00 feet left of James Road proposed centerline of construction Station 145+60.48;
3. **North 85 degrees 57 minutes 32 seconds West**, along a line perpendicular to the previous course, a distance of **6.95 feet** to a point at the face of a building, said point being 39.95 feet left of James Road proposed centerline of construction Station 145+60.48;
4. **North 04 degrees 27 minutes 33 seconds East**, along the face of said building, a distance of **16.17 feet** to a point on the existing south right-of-way line for said Main Street, said point in the north face of said building, and said point being 39.83 feet left of James Road proposed centerline of construction Station 145+76.66;

5. **North 87 degrees 31 minutes 25 seconds West**, along the existing south right-of-way line for said Main Street, said line being in the north face of said building, a distance of **32.36 feet** to a point on the west line of the grantor's land, being the east line of a tract of land described in a deed to the Ohio Bell Telephone Company, of record in Deed Book 1257, Page 599, said point being 72.18 feet left of James Road proposed centerline of construction Station 145+75.77;

Thence **North 03 degrees 52 minutes 38 seconds East**, along the west line of the grantor's land and along the east line of said Ohio Bell Telephone tract, a distance of **40.01 feet** to the northwest corner of the grantor's land, being the northeast corner of said Ohio Bell Telephone tract, being on the existing centerline of right-of-way for said Main Street, and being on the south line of said Kensington Gardens Subdivision, said point being 72.30 feet left of James Road proposed centerline of construction Station 146+15.78;

Thence **South 87 degrees 31 minutes 25 seconds East**, along the existing centerline of right-of-way for said Main Street and along the south line of said Kensington Gardens Subdivision, a distance of **72.33 feet** to the **POINT OF BEGINNING** for the herein described right-of-way parcel.


The above described right-of-way parcel contains a total area of **0.209 acres** (including 0.194 acres in the present road occupied), of which 0.139 acres (including 0.130 acres in the present road occupied) is located within Franklin County Auditor's parcel number 010-088360 and 0.070 acres (including 0.064 acres in the present road occupied) is located within Franklin County Auditor's parcel number 010-091795.

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

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Split
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