

PARCEL 11-T
TEMPORARY EASEMENT

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 Lot 1 and part of Lot 13 of Kingsgate Addition, as recorded in Plat Book 22, page 30, said Lots 1 and 13 being described in a deed to **BVJ-Ruben Limited Partnership**, of record in Official Record 34594, page I20, 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 south centerline of right-of-way for James Road and the existing centerline of right-of-way for Livingston Avenue, said point being 15.94 feet left of James Road proposed centerline of construction Station 104+00.33;

Thence **South 30 degrees 39 minutes 34 seconds East**, along the existing south centerline of right-of-way for James Road, a distance of **124.21 feet** to a point of curvature, said point being 0.07 feet left of James Road proposed centerline of construction Station 102+78.59;

Thence along the arc of a curve to the right, continuing along the existing south centerline of right-of-way for James Road, said curve having a radius of **300.00 feet**, a central angle of **11 degrees 33 minutes 16 seconds**, and an arc length of **60.50 feet** to a point, said point being 3.51 feet right of James Road proposed centerline of construction Station 102+18.50, said curve being subtended by a long chord having a bearing of **South 24 degrees 52 minutes 56 seconds East** and a length of **60.40**;

Thence **North 70 degrees 53 minutes 42 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 said Kingsgate Addition, being on the west line of said Lot 1, being the grantor's northwest corner, and being the southwest corner of a tract of land described in a deed to Dolores A. Corrova, Trustee of the Dolores A. Corrova Trust, of record in Instrument Number 199906250161680, said point being 43.49 feet right of James Road proposed centerline of construction Station 102+19.64;

Thence **South 85 degrees 14 minutes 39 seconds East**, across said Lot 1, along the grantor's north line and along the south line of said Corrova tract, a distance of **1.79 feet** to an iron pin set on the proposed east right-of-way line for said James Road, said iron pin set being 45.15 feet right of James Road proposed centerline of construction Station 102+19.04, and said iron pin set being the **TRUE POINT OF BEGINNING** for the herein described temporary easement;

Thence across said Lots 1 and 13 along the following three (3) described courses:

1. **South 85 degrees 14 minutes 39 seconds East**, continuing along the grantor's north line and along the south line of said Corrova tract, a distance of **4.86 feet** to a point, said point being 49.65 feet right of James Road proposed centerline of construction Station 102+17.41;
2. **South 14 degrees 04 minutes 37 seconds East**, across the grantor's land, a distance of **33.92 feet** to a point, said point being 49.09 feet right of James Road proposed centerline of construction Station 101+87.14;
3. **South 36 degrees 31 minutes 41 seconds West**, a distance of **6.65 feet** (passing the south line of said Lot 1 at a distance of 2.81 feet, being the north line of said Lot 13) to a point on the existing east right-of-way line for said James Road, being the west line of said Lot 13 and being the west line of the grantor, said point being 44.06 feet right of James Road proposed centerline of construction Station 101+83.23;

Thence along the arc of a non-tangent curve to the left, along the existing east right-of-way line for said James Road, along the grantor's west line, along the west line of said Lot 13 and along the west line of said Lot 1, said curve having a radius of **340.00 feet**, a central angle of **01 degree 05 minutes 25 seconds**, and an arc length of **6.47 feet** (passing the northwest corner of said Lot 13 at an arc distance of 3.40 feet, being the southwest corner of said Lot 1) to an iron pin set on the proposed east right-of-way line for said James Road, said iron pin set being 44.05 feet right of James Road proposed centerline of construction Station 101+89.07, said curve being subtended by a long chord having a bearing of **North 12 degrees 51 minutes 19 seconds West** and a length of **6.47 feet**;

Thence along the proposed east right-of-way line for said James Road and across said Lot 1 along the following three (3) described courses:

1. **North 76 degrees 57 minutes 12 seconds East**, a distance of **1.04 feet** to an iron pin set, said iron pin set being 45.09 feet right of James Road proposed centerline of construction Station 101+89.07;

2. **North 13 degrees 40 minutes 10 seconds West**, a distance of **22.44 feet** to an iron pin set, said iron pin set being 45.45 feet right of James Road proposed centerline of construction Station 102+09.28;
3. **North 18 degrees 16 minutes 51 seconds West**, a distance of **10.85 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement.

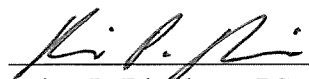
The above described temporary easement contains a total area of **0.004 acres**, of which 0.003 acres is located within Franklin County Auditor's parcel number 010-094835 and 0.001 acres is located within Franklin County Auditor's parcel number 010-094838.

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



2/5/2014
Date