

**PARCEL 84-WD  
RIGHT-OF-WAY PARCEL**

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 22 of Caldwell Main Street Addition, as recorded in Plat Book 8, page 1B, as said Lot is described in a deed to **Stephen G. Eberly and Connie K. Jacobs**, of record in Official Record 15544, page I14, 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 James Road and the existing centerline of right-of-way for Main Street, being on the west line of said ½ Section 29, and being the northwest corner of said Caldwell Main Street Addition, 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, along the west line of said ½ Section 29 and along the west line of said Caldwell Main Street Addition, a distance of **827.48 feet** to a point, said point being 7.41 feet left of James Road proposed centerline of construction Station 131+11.85;

Thence **South 85 degrees 57 minutes 32 seconds East**, along a line perpendicular to the previous course, a distance of **30.00 feet** to a point on the existing east right-of-way line for said James Road, as established by said Caldwell Main Street Addition, being the southwest corner of said Lot 22, and being the northwest corner of Lot 23 of said Caldwell Main Street Addition, as said Lot is described in a deed to U.S. Bank National Association, of record in Instrument Number 201204190053864, said point being 22.59 feet right of James Road proposed centerline of construction Station 131+12.01, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **North 04 degrees 02 minutes 28 seconds East**, along the existing east right-of-way line for said James Road and along the west line of said Lot 22, a distance of **40.00 feet** to the northwest corner of said Lot 22, being the southwest corner of Lot 21 of said Caldwell Main Street Addition, as said Lot is described in a deed to Mary Catherine Basbagill, of record in Deed Book 3449, page 496, said point being 22.38 feet right of James Road proposed centerline of construction Station 131+52.01;

Thence **South 87 degrees 53 minutes 15 seconds East**, along the north line of said Lot 22 and along the south line of said Lot 21, a distance of **16.84 feet** to an iron pin set, said iron pin set being 39.21 feet right of James Road proposed centerline of construction Station 131+52.66;

Thence **South 04 degrees 03 minutes 12 seconds West**, across said Lot 22, a distance of **40.00 feet** to an iron pin set on the south line of said Lot 22, being the north line of said Lot 23, said iron pin set being 39.41 feet right of James Road proposed centerline of construction Station 131+12.66;

Thence **North 87 degrees 52 minutes 52 seconds West**, along the south line of said Lot 22 and along the north line of said Lot 23, a distance of **16.83 feet** to the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel.

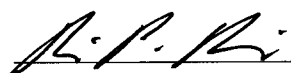
The above described right-of-way parcel contains a total area of **0.016 acres** located within Franklin County Auditor's parcel number 010-088772.

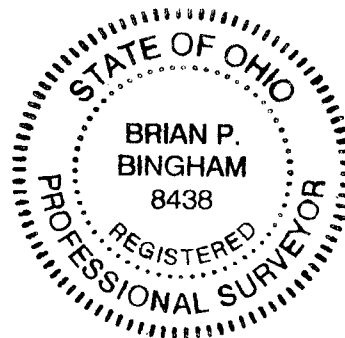
The bearings described herein are based on Grid North (reference South 85 degrees 47 minutes 50 seconds East for Livingston Avenue east of James Road) as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (CORS '96). As established utilizing a GPS survey 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 right-of-way parcel was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on April 29, 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



5/1/2014  
Date

N-78  
Split  
16.84ft Northline  
16.83ft Southline  
off of West line  
out of  
(010) 88772

