

PARCEL 97-P
PERMANENT EASEMENT

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 Reserve “A” of Kensington Gardens Subdivision, as recorded in Plat Book 16, Page 29, part of said Reserve “A” being described in a deed to **TH KSJD Properties, LLC**, of record in Instrument Number 201706260086656, 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 point on the existing west right-of-way line for James Road, as established by said Kensington Gardens Subdivision, being the north corner of a 0.0006 acre right-of-way parcel described in a deed to City of Columbus, Ohio, of record in Instrument Number 201709010121830, said point being on the east line said Reserve “A”, and said point being 40.00 feet left of James Road proposed centerline of construction Station 146+63.67;

Thence **South 48 degrees 15 minutes 54 seconds West**, along the existing west right-of-way line for said James Road, along the northwest line of said 0.0006 acre right-of-way parcel and across said Reserve “A”, a distance of **10.03 feet** to a point on the existing north right-of-way line for Main Street, as established by said Kensington Gardens Subdivision, being at the west corner of said 0.0006 acre right-of-way parcel, said point being on the south line of said Reserve “A”, and said point being 47.00 feet left of James Road proposed centerline of construction Station 146+56.48;

Thence **North 87 degrees 31 minutes 25 seconds West**, along the existing north right-of-way line for said Main Street and along the south line of said Reserve “A”, a distance of **9.05 feet** to a point, said point being 56.05 feet left of James Road proposed centerline of construction Station 146+56.23;

Thence **North 46 degrees 39 minutes 39 seconds East**, across said Reserve “A”, a distance of **23.71 feet** to a point on the existing west right-of-way line for said James Road, being on the east line of said Reserve “A”, said point being 40.00 feet left of James Road proposed centerline of construction Station 146+73.68


Thence **South 04 degrees 03 minutes 12 seconds West**, along the existing west right-of-way line for said James Road and along the east line of said Reserve “A”, a distance of **10.01 feet** to the **POINT OF BEGINNING** for this description.

The above described permanent easement contains a total area of **0.003 acres** located within Franklin County Auditor's parcel number 010-092060, none 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 November 15, 2017, 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



11/16/2017
Date