

**PARCEL 96-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 7 of Caldwell Main Street Addition, as recorded in Plat Book 8, Page 1B, as said Lot is described in a deed to **Mary P. Moore**, of record in Instrument Number 200706140103900, 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 121, Page 97, 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 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 west line of said ½ Section 29 and along the west line of said Caldwell Main Street Addition, a distance of **39.21 feet** to a point, said point being at James Road proposed centerline of construction Station 145+78.55;

Thence **South 85 degrees 57 minutes 32 seconds East**, along a line perpendicular to the previous course, a distance of **30.00 feet** to the intersection of the existing east right-of-way line for said James Road and the existing south right-of-way line for Main Street, both as established by said Caldwell Main Street Addition, being the northwest corner of said Lot 7, said point being 30.00 feet right of James Road proposed centerline of construction Station 145+78.55, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **South 87 degrees 29 minutes 25 seconds East**, along the existing south right-of-way line for said Main Street and along the north line of said Lot 7, a distance of **14.15 feet** to an iron pin set, said iron pin set being 44.14 feet right of James Road proposed centerline of construction Station 145+78.92;

Thence **South 40 degrees 41 minutes 12 seconds West**, across said Lot 7, a distance of **17.83 feet** to an iron pin set, said iron pin set being 33.50 feet right of James Road proposed centerline of construction Station 145+64.62;

Thence **South 04 degrees 02 minutes 28 seconds West**, continuing across said Lot 7, a distance of **105.09 feet** to an iron pin set on the existing north right-of-way line for a 20 foot wide unnamed alley, as established by said Caldwell Main Street Addition, being on the south line of said Lot 7, said iron pin set being 33.50 feet right of James Road proposed centerline of construction Station 144+59.53;

Thence **North 87degrees 56 minutes 05 seconds West**, along the existing north right-of-way line for said 20 foot wide unnamed alley and along the south line of said Lot 7, a distance of **3.50 feet** to the intersection of the existing north right-of-way line for said 20 foot wide unnamed alley and the existing east right-of-way line for said James Road, being the southwest corner of said Lot 7, said point being 30.00 feet right of James Road proposed centerline of construction Station 144+59.41;

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 7, a distance of **119.13 feet** to the **TRUE POINT OF BEGINNING** for this description.


The above described right-of way parcel contains a total area of **0.011 acres** located within Franklin County Auditor's parcel number 010-088754, 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".

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

N-78
Split
14.15 +- Northline
3.50 ft Southline
0ft of Westline
Out of
(010)
88754

