

PARCEL 83-T
TEMPORARY 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 a 1.496 acre tract described in a deed to **James Plaza, LLC**, of record in Instrument Number 200502220032194, 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 a 10 foot wide parcel described in a deed to the City of Columbus, of record in Deed Book 1685, Page 458, and being the northwest corner of said parcel), being the northeast corner of said 1.496 acre tract, being on the south line of that tract of land described in a deed to Baker-James, LLC, of record in Instrument Number 200704240071169, said point being 30.00 feet left of James Road proposed centerline of construction Station 140+42.47;

Thence **South 04 degrees 02 minutes 28 seconds West**, along the existing west right-of-way line for said James Road, along the east line of said 1.496 acre tract, and along the west lines of those 10 foot wide parcels described in deeds to the City of Columbus, of record in Deed Book 1685, Page 458, Deed Book 1126, Page 370 and Deed Book 1685, Page 462, a distance of **252.47 feet** to a point, said point being 30.00 feet left of James Road proposed centerline of construction Station 137+90.00;

Thence **North 85 degrees 57 minutes 32 seconds West**, across said 1.496 acre tract, a distance of **7.00 feet** to a point, said point being 37.00 feet left of James Road proposed centerline of construction Station 137+90.00;

Thence **North 04 degrees 02 minutes 28 seconds East**, continuing across said 1.496 acre tract, a distance of **252.53 feet** to a point on the north line of said 1.496 acre tract, being on the south line of said Baker-James tract, said point being 37.00 feet left of James Road proposed centerline of construction Station 140+42.53;


Thence **South 85 degrees 27 minutes 25 seconds East**, along the north line of said 1.496 acre tract and along the south line of said Baker-James tract, a distance of **7.00 feet** to the **POINT OF BEGINNING** for this description.

The above described temporary easement contains a total area of **0.041 acres**, of which 0.003 acres is located within Franklin County Auditor's parcel number 010-047575, 0.014 acres is located within Franklin County Auditor's parcel number 010-046704, 0.010 acres is located within Franklin County Auditor's parcel number 010-001463, 0.007 acres is located within Franklin County Auditor's parcel number 010-091698 and 0.007 acres is located within Franklin County Auditor's parcel number 010-012778.

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 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