

**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 _____, 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 **39.21 feet** to a point, said point being on James Road proposed centerline of construction Station 139+00.57;

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 30.01 feet right of James Road proposed centerline of construction Station 139+00.57, 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 **18.09 feet** to an iron pin set, said iron pin set being 48.09 feet right of James Road proposed centerline of construction Station 139+01.05;

Thence across said Lot 7 along the following three (3) described courses:

1. **South 46 degrees 32 minutes 12 seconds West**, a distance of **20.86 feet** to an iron pin set, said iron pin set being 34.00 feet right of James Road proposed centerline of construction Station 138+85.67;
2. **South 04 degrees 03 minutes 12 seconds West**, a distance of **51.78 feet** to an iron pin set, said iron pin set being 34.00 feet right of James Road proposed centerline of construction Station 138+33.89;

3. **South 00 degrees 25 minutes 54 seconds East**, a distance of **52.34 feet** to an iron pin set on the existing north right-of-way line for an unnamed alley, as established by said Caldwell Main Street Addition, being the south line of said Lot 7, said iron pin set being 36.58 feet right of James Road proposed centerline of construction Station 137+78.71;

Thence **North 87 degrees 56 minutes 05 seconds West**, along the existing north right-of-way line for said unnamed alley and along the south line of said Lot 7, a distance of **8.06 feet** to a point on the existing east right-of-way line for said James Road, being the southwest corner of said Lot 7, said point being 28.53 feet right of James Road proposed centerline of construction Station 137+79.11;

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 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 010-088754.

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".

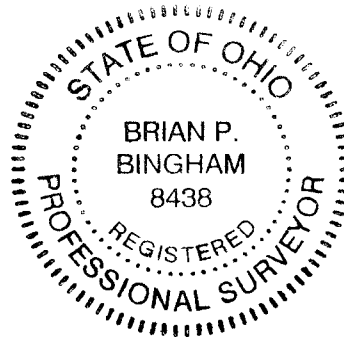
Iron pins set are 30" by 5/8" diameter rebar with caps stamped "American Structurepoint PS 8438".

The above described right-of-way parcel was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on April 30, 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



5/5/2014
Date

N-78
Split Irregular section
18.09 ft Northline
8.06 ft Southline
off of Westline
out of
(010) 88754

