

**PARCEL 10-WD
RIGHT-OF-WAY PARCEL**

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in ½ Section 31, Section 19, Township 12, Range 21, Refugee Lands, and being a part of Lot 344 of Berwick Subdivision, of record in Plat Book 19, page 25, said Lot 344 being described in a deed to **KT Columbus, LLC** (22.68% Int.), **OG Columbus, LLC** (26.91% Int.), **RF Columbus, LLC** (18.00% Int.), **PB Columbus, LLC** (9.26% Int.), **JT Columbus, LLC** (6.945% Int.), **LT Columbus, LLC** (6.945% Int.), and **DC Columbus, LLC** (9.26% Int.), of record in Instrument Number 200210020246736, 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 ____, 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 north centerline of right-of-way for James Road and the existing centerline of right-of-way for Livingston Avenue, being the northeast corner for said ½ Section 31, and being the northeast corner for said Berwick Subdivision, said point being 34.65 feet left of James Road proposed centerline of construction Station 104+07.31, and being 5.68 feet left of Livingston Avenue proposed centerline of construction Station 511+90.95;

Thence **South 04 degrees 34 minutes 37 seconds West**, along the east line of said ½ Section 31 and along the east line of said Berwick Subdivision, a distance of **50.00 feet** to a point on the existing south right-of-way line for said Livingston Avenue, as established by said Berwick Subdivision, being the northeast corner of said Lot 344, being a northeast corner of the grantor's property, and being the northwest corner of Lot 2 of Kingsgate Addition, as recorded in Plat Book 22, page 30, as said Lot is described in a deed to Robert G. Schmidt a.k.a. Robert G. Schmidt III, of record in Instrument Number 201208100116378, said point being 54.93 feet left of James Road proposed centerline of construction Station 103+65.51, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **South 04 degrees 34 minutes 37 seconds West**, continuing along the east line of said ½ Section 31, along the east line of said Lot 344, along the grantor's east line and along the west line of said Lot 2, a distance of **2.73 feet** to an iron pin set, said iron pin set being 56.15 feet left of James Road proposed centerline of construction station 103+63.32;

Thence **North 70 degrees 37 minutes 55 seconds West**, across said Lot 344 and across the grantor's property, a distance of **10.49 feet** to an iron pin set on the existing south right-of-way line for said Livingston Avenue, being the north line of said Lot 344 and the north line of the grantor's property, said iron pin set being 64.06 feet left of James Road proposed centerline of construction Station 103+69.45;

Thence **South 85 degrees 42 minutes 24 seconds East**, along the existing south right-of-way line for said Livingston Avenue, along the north line of said Lot 344 and along the grantor's north line, a distance of **10.14 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 **0.001 acres** located within Franklin County Auditor's parcel number 010-092271.

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".

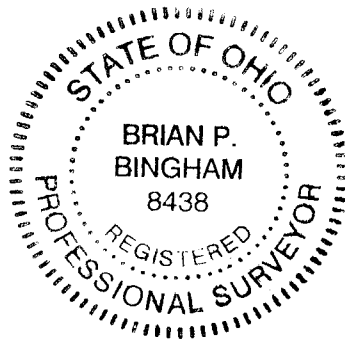
Iron pins set are 30" by 5/8" diameter rebar with caps stamped "American Structurepoint PS 8438".

The above described right-of-way parcel was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on February 3, 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-245
0.001 acre
out of
(010)
92271

