

**PARCEL 91-T2
TEMPORARY EASEMENT**

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 13 of Caldwell Main Street Addition, as recorded in Plat Book 8, Page 1B, said Lot 13 being described in a deed to **Conley Group Rehabilitation Co.**, of record in Instrument Number 200807020102321, 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:

BEGINNING at a point on the existing east right-of-way line for James Road, as established by said Caldwell Main Street Addition, being the northwest corner of the grantor's land, being the southwest corner of that tract of land out of said Lot 13 described in a deed to 770 S James Road, LLC, of record in Instrument Number 201511170162690, said point being 30.00 feet right of James Road proposed centerline of construction Station 142+30.32;

Thence **South 87 degrees 56 minutes 51 seconds East**, along the north line of the grantor's land and along the south line of said 770 S James Road tract, a distance of **6.00 feet** to a point, said point being 36.00 feet right of James Road proposed centerline of construction Station 142+30.52;

Thence **South 16 degrees 56 minutes 09 seconds West**, across the grantor's land, a distance of **26.89 feet** to a point on the existing east right-of-way line for said James Road, being the southwest corner of said Lot 13, being the northwest corner of Lot 14 of said Caldwell Main Street Addition, said Lot 14 being described in said Instrument Number 200807020102321, said point being 30.00 feet right of James Road proposed centerline of construction Station 142+04.32;


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 the grantor's land, a distance of **26.00 feet** to the **POINT OF BEGINNING** for this description.

The above described temporary easement contains a total area of **0.002 acres** located within Franklin County Auditor's parcel number 010-088763.

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 7, 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