

PARCEL 70-T2
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 Reserve “A” of James Road Subdivision No. 1, as recorded in Plat Book 22, page 102, said Reserve “A” being described in a deed to **George K. Soller and Judy S. Soller, Trustees of the George K. Soller Trust**, of record in Instrument Number 200404080078926, 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 centerline of right-of-way for Livingston Avenue and the existing north centerline of right-of-way for James Road, being the southeast corner of said ½ Section 30, said point being 34.65 feet left of James Road proposed centerline of construction station 104+07.31;

Thence **North 04 degrees 27 minutes 26 seconds East**, along the existing north centerline of right-of-way for James Road and along the east line of said ½ Section 30, a distance of **510.12 feet** to an angle point, said point being 9.00 feet left of James Road proposed centerline of construction Station 109+09.33;

Thence **North 04 degrees 26 minutes 27 seconds East**, continuing along the existing centerline of right-of-way for James Road and continuing along the east line of said ½ Section 30, a distance of **1,622.37 feet** to a point, said point being 8.45 feet left of James Road proposed centerline of construction Station 125+31.75;

Thence **North 85 degrees 33 minutes 33 seconds West**, along a line perpendicular to the previous course, a distance of **40.00 feet** to a point on the existing west right-of-way line for said James Road, as established by said James Road Subdivision No. 1, being the grantor’s southeast corner, and being the northeast corner of a tract of land described in a deed to 901 South James Road Center, LLC, of record in Instrument Number 200710020172775, said point being 48.44 feet left of James Road proposed centerline of construction Station 125+32.03;

Thence **North 04 degrees 26 minutes 27 seconds East**, along the existing west right-of-way line for said James Road and along the grantor’s east line, a distance of **118.35 feet** to a point, said point being 47.84 feet left of James Road proposed centerline of construction Station 126+49.37, and said point being the **TRUE POINT OF BEGINNING** for the herein described temporary easement;

Thence across the grantor's property along the following six (6) described courses:

1. **North 49 degrees 33 minutes 51 seconds West**, a distance of **6.62 feet** to a point, said point being 53.24 feet left of James Road proposed centerline of construction Station 126+53.18;
2. **North 04 degrees 26 minutes 27 seconds East**, a distance of **20.65 feet** to a point, said point being 53.54 feet left of James Road proposed centerline of construction Station 126+73.83;
3. **North 83 degrees 21 minutes 56 seconds West**, a distance of **59.30 feet** to a point, said point being 112.82 feet left of James Road proposed centerline of construction Station 126+75.25;
4. **North 04 degrees 23 minutes 27 second East**, a distance of **4.79 feet** to an iron pin set on the proposed south right-of-way line for said Templeton Road, being on the existing south right-of-way line for Templeton Road, as established by said James Road Subdivision No. 1, and being the north line of the grantor's property, said iron pin set being 112.89 feet left of James Road proposed centerline of construction Station 126+80.04;
5. **South 50 degrees 17 minutes 36 seconds East**, along the proposed south right-of-way line for said Templeton Road, a distance of **5.65 feet** to an iron pin set, said iron pin set being 108.23 feet left of James Road proposed centerline of construction Station 126+76.84;
6. **South 85 degrees 35 minutes 33 seconds East**, continuing along the proposed south right-of-way line for said Templeton Road, a distance of **57.40 feet** to an iron pin set on a curve on the existing west right-of-way line for said James Road, being the east line of the grantor's property, said iron pin set being 50.84 feet left of James Road proposed centerline of construction Station 126+77.69;

Thence along the arc of a non-tangent curve to the right, along the existing west right-of-way line for said James Road and along the east line of the grantor's property, said curve having a radius of **10.00 feet**, a central angle of **42 degrees 14 minutes 05 seconds**, and an arc length of **7.37 feet** to a point on tangency, said point being 48.14 feet left of James Road proposed centerline of construction Station 126+71.01, said curve being subtended by a long chord having a bearing of **South 16 degrees 40 minutes 37 seconds East** and a length of **7.21 feet**;

Thence **South 04 degrees 26 minutes 27 seconds West**, continuing along the existing west right-of-way line for said James Road and continuing along the east line of the grantor's property, a distance of **21.64 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement.

The above described temporary easement contains a total area of **0.007 acres** located within Franklin County Auditor's parcel number 010-092695.

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 temporary easement 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