

PARCEL 10-T1
TEMPORARY EASEMENT

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in ½ Section 32, Section 19, Township 12, Range 21, Refugee Lands, and being a part of Lot 3 of Kingsgate Addition, as recorded in Plat Book 22, page 30, as said Lot is 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 south centerline of right-of-way for James Road and the existing centerline of right-of-way for Livingston Avenue, said point being 15.94 feet left of James Road proposed centerline of construction Station 104+00.33;

Thence **South 30 degrees 39 minutes 34 seconds East**, along the existing south centerline of right-of-way for James Road, a distance of **124.21 feet** to a point of curvature, said point being 0.07 feet left of James Road proposed centerline of construction Station 102+78.59;

Thence along the arc of a curve to the right, continuing along the existing south centerline of right-of-way for James Road, said curve having a radius of **300.00 feet**, a central angle of **26 degrees 14 minutes 35 seconds**, and an arc length of **137.41 feet** to a point, said point being 3.24 feet right of James Road proposed centerline of construction Station 101+42.32, said curve being subtended by a long chord having a bearing of **South 17 degrees 32 minutes 17 seconds East** and a length of **136.21**;

Thence **South 85 degrees 35 minutes 01 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 Kingsgate Addition, being on the east line of said Lot 3, being the grantor's northeast corner, and being the southeast corner of a tract of land described in a deed to Robert G. Schmidt a.k.a. Robert G. Schmidt III, of record in Instrument Number 201208100116378, said point being 36.72 feet left of James Road proposed centerline of construction Station 101+44.02, and said point being the **TRUE POINT OF BEGINNING** for the herein described temporary easement;

Thence along the arc of a non-tangent curve to the right, along the existing west right-of-way line for said James road, along the grantor's east line and along the east line of said Lot 3, said curve having a radius of **260.00 feet**, a central angle of **5 degrees 55 minutes 53 seconds**, and an arc length of **26.92 feet** to a point, said point being 38.29 feet left of James Road proposed centerline of construction Station 101+14.44, said curve being subtended by a long chord having a bearing of **South 01 degree 27 minutes 03 seconds East** and a length of **26.90 feet**.

Thence **North 16 degrees 34 minutes 47 seconds West**, across the grantor's land and across said Lot 3, a distance of **28.65 feet** to a point on the grantor's north line, said point being on the south line of said Schmidt tract, and said point being 44.09 feet left of James Road proposed centerline of construction Station 101+45.64;

Thence **South 85 degrees 43 minutes 40 seconds East**, along the grantor's north line and along the south line of said Schmidt tract, a distance of **7.51 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement.

The above described temporary easement contains a total area of **0.003 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".

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