

**PARCEL 45-T**  
**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 Lot 361 of East Minster Addition, as recorded in Plat Book 16, page 15, as said Lot is described in a deed to **The Avenir Riche Group, LLC**, of record in Instrument Number 201106210077530, 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 west 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 west line of said ½ Section 30, a distance of **560.75 feet** to a point, said point being 8.95 feet left of James Road proposed centerline of construction Station 114+70.08;

Thence **North 85 degrees 33 minutes 33 seconds West**, along a line perpendicular to previous course, a distance of **35.00 feet** to a point on the existing west right-of-way line for said James Road, as established by said East Minster Addition, being the southeast corner of said Lot 361, being the northeast corner of Lot 360 of said East Minster Addition, as said Lot is described in a deed to South German Village Limited Liability Company, of record in Instrument Number 201403040025805, said point being 43.95 feet left of James Road proposed centerline of construction Station 114+70.08, an said point being the **TRUE POINT OF BEGINNING** for the herein described temporary easement;

Thence **North 85 degrees 33 minutes 34 seconds West**, along the south line of said Lot 361 and along the north line of said Lot 360, a distance of **5.78 feet** to a point, said point being 49.73 feet left of James Road proposed centerline of construction Station 114+70.08;

Thence **North 06 degrees 28 minutes 37 seconds East**, across said Lot 361, a distance of **50.03 feet** to a point on the north line of said Lot 361, being the south line of Lot 362 of said East Minster Addition, as said Lot is described in a deed to Stephen F. Billeg, of record in Instrument Number 200609070178764, said point being 47.95 feet left of James Road proposed centerline of construction Station 115+20.08;

Thence **South 85 degrees 33 minutes 34 seconds East**, along the north line of said Lot 361 and along the south line of said Lot 362, a distance of **4.00 feet** to a point on the existing west right-of-way line for said James Road, being the northeast corner of said Lot 361, and being the southeast corner of said Lot 362, said point being 43.95 feet left of James Road proposed centerline of construction Station 115+20.08;


Thence **South 04 degrees 26 minutes 27 seconds West**, along the existing west right-of-way line for said James Road and along the east line of said Lot 361, a distance of **50.00 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement.

The above described temporary easement contains a total area of **0.006 acres** located within Franklin County Auditor's parcel number 010-090584.

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.

  
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Brian P. Bingham, PS  
Registered Professional Surveyor No. 8438



5/5/2014  
Date