

**PARCEL 90A-WD
RIGHT-OF-WAY PARCEL**

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 two tracts described in a deed to **Bernard R. Ruben and Murray Ebner**, of record in Deed Book 2384, page 603, 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 James Road and the existing centerline of right-of-way for Main Street, being on the east line of said ½ Section 30, said point being on James Road proposed centerline of construction Station 139+39.77;

Thence **South 04 degrees 02 minutes 28 seconds West**, along the existing centerline of right-of-way for James Road and along the east line of said ½ Section 30, a distance of **575.56 feet** to the northeast corner of the grantor's land, being the southeast corner of a tract of land described in a deed Baker-James, LLC, of record in Instrument Number 200704240071169, said point being 8.72 feet left of James Road proposed centerline of construction Station 133+63.77, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **South 04 degrees 02 minutes 28 seconds West**, continuing along the existing centerline of right-of-way for James Road, continuing along the east line of said ½ Section 30 and along the east line of the grantor's land, a distance of **85.83 feet** to the southeast corner of the grantor's land, being the northeast corner of a tract of land described in a deed to Main Country Corporation, of record in Deed Book 2334, page 620, said point being 8.27 feet left of James Road proposed centerline of construction Station 132+77.94;

Thence **North 85 degrees 49 minutes 48 seconds West**, along the original south line of the grantor's land and along the north line of said Main Country tract, a distance of **20.00 feet** to a point on the original west right-of-way line for James Road, being the southeast corner of a 10 foot wide parcel described to the City of Columbus, of record in Deed Book 1685, page 458, said point being 28.27 feet left of James Road proposed centerline of construction Station 132+77.88;

Thence **North 04 degrees 02 minutes 28 seconds East**, along the original west right-of-way line for James Road and along the east line of said City of Columbus parcel, a distance of **85.96 feet** a point on the original north line of the grantor's land, being the south line of said Baker-James tract, and being the northeast corner of said City of Columbus parcel, said point being 28.72 feet left of James Road proposed centerline of construction Station 133+63.84;

Thence **South 85 degrees 27 minutes 25 seconds East**, along the north line of the grantor's land and along the south line of said Baker-James tract, a distance of **20.00 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 **0.039 acres**, of which all lies in the present road occupied.

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 right-of-way parcel was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on April 30, 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
Brian P. Bingham, PS
Registered Professional Surveyor No. 8438



5/5/2014
Date

N-128-A
New Entry

Drop 0.039 acres
to ROW
adj. to
(010)

91698

