

PARCEL 82-T
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 23 of Caldwell Main Street Addition, as recorded in Plat Book 8, page 1B, as said Lot is described in a deed to **U.S. Bank National Association**, of record in Instrument Number 201204190053864, 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 ____, 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 west line of said ½ Section 29, 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 west line of said ½ Section 29, a distance of **827.48 feet** to a point, said point being 7.41 feet left of James Road proposed centerline of construction Station 131+11.85;

Thence **South 85 degrees 57 minutes 32 seconds East**, along a line perpendicular to the previous course, a distance of **30.00 feet** to a point on the existing east right-of-way line for said James Road, as established by said Caldwell Main Street Addition, being the northwest corner of said Lot 23, and being the southwest corner of Lot 22 of said Caldwell Main Street Addition, as said Lot is described in a deed to Stephen G. Eberly and Connie K. Jacobs, of record in Official Record 15544, page I14, said point being 22.59 feet right of James Road proposed centerline of construction Station 131+12.01;

Thence **South 87 degrees 52 minutes 52 seconds East**, along the north line of said Lot 23 and along the south line of said Lot 22, a distance of **16.83 feet** to an iron pin set on the proposed east right-of-way line for said James Road, said iron pin set being 39.41 feet right of James Road proposed centerline of construction Station 131+12.66, and said iron pin set being the **TRUE POINT OF BEGINNING** for the herein described temporary easement;

Thence **South 87 degrees 52 minutes 52 seconds East**, continuing along the north line of said Lot 23 and continuing along the south line of said Lot 22, a distance of **5.00 feet** to a point, said point being 44.41 feet right of James Road proposed centerline of construction Station 131+12.85;

Thence across said Lot 23 along the following three (3) described courses:

1. **South 04 degrees 03 minutes 12 seconds West**, a distance of **46.53 feet** to a point on the proposed east right-of-way line for said James Road, said point being 44.18 feet right of James Road proposed centerline of construction Station 130+65.62;
2. Along the arc of a non-tangent curve to the right, along the proposed east right-of-way line for said James Road, said curve having a radius of **24.00 feet**, a central angle of **37 degrees 39 minutes 30 seconds**, and an arc length of **15.77 feet** to an iron pin set at a point of tangency, said iron pin set being 39.35 feet right of James road proposed centerline of construction Station 130+80.34, said curve being subtended by a long chord having a bearing of **North 14 degrees 46 minutes 33 seconds West** and a length of **15.49 feet**;
3. **North 04 degrees 03 minutes 12 seconds East**, continuing along the proposed east right-of-way line for said James Road, a distance of **31.69 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement.


The above described temporary easement contains a total area of **0.005 acres** located within Franklin County Auditor's parcel number 010-088773.

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 April 29, 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