

**PARCEL 70-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 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 **139.99 feet** to an iron pin set at a point of curvature, said point being 48.14 feet left of James Road proposed centerline of construction Station 126+71.01, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence along the arc of a curve to the left, continuing along the existing west right-of-way line for said James Road, across the grantor's land, 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 an iron pin set, said iron pin set being 50.84 feet left of James Road proposed centerline of construction Station 126+77.69, said curve being subtended by a long chord having a bearing of **North 16 degrees 40 minutes 37 seconds West** and a length of **7.21 feet**;

Thence **North 85 degrees 35 minutes 33 seconds West**, across said Reserve "A", a distance of **57.40 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;

Thence **North 50 degrees 17 minutes 36 seconds West**, continuing across said Reserve "A", a distance of **5.65 feet** to an iron pin set on the existing south right-of-way line for Templeton Road, as established by said James Road Subdivision No. 1, being the grantor's north line, said iron pin set being 112.89 feet left of James Road proposed centerline of construction Station 126+80.04;

Thence **South 85 degrees 36 minutes 33 seconds East**, along the existing south right-of-way line for said Templeton Road and along the grantor's north line, a distance of **64.61 feet** to the northeast corner of said Reserve "A", said point being 48.29 feet left of James Road proposed centerline of construction Station 126+81.02;

Thence **South 04 degrees 26 minutes 27 seconds West**, along the east line of said Reserve "A", a distance of **10.01 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 **0.005 acres** (including 0.001 acres in the present road occupied) located within Franklin County Auditor's parcel number 010-092695.

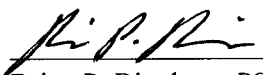
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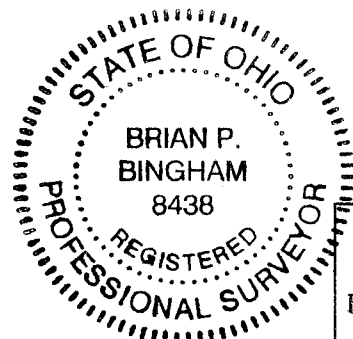
The bearings described herein are based on Grid North (reference South 85 degrees 47 minutes 50 seconds East for Livingston Avenue east of James Road) as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (CORS '96). As established utilizing a GPS survey 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 right-of-way parcel 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.

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



5/5/2014  
Date

DESCRIPTION VERIFIED  
DEAN C. RINGLE, P.E., P.S.  
BY: AS Page 2 of 2  
DATE: 06 May 14  
