

**PARCEL 54-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 an original 0.276 acre tract, said 0.276 acre tract being described in a deed to **TRI D Investments, Ltd.**, of record in Instrument Number 200903170037336, 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 second 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 **810.75 feet** to the southeast corner of said 0.276 acre tract, being the northeast corner of the East Minster subdivision, of record in Plat Book 16, page 15, said point being 8.93 feet left of James Road proposed centerline of construction Station 117+20.08, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **North 85 degrees 33 minutes 34 seconds West**, along the south line of said 0.276 acre tract, along the north line of said East Minster subdivision, 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 in a deed to the City of Columbus, of record in Deed Book 1685, page 448, said point being 28.93 feet left of James Road proposed centerline of construction Station 117+20.08;

Thence **North 04 degrees 26 minutes 27 seconds East**, across said 0.276 acre tract, 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 **94.01 feet** to the north line of said 0.276 acre tract, being the northeast corner of said City of Columbus parcel, being on the south line of said an original 6.977 acre tract described in a deed to Columbus Montessori Education Center, of record in Official Record 20569, page A11, and being the southeast corner of a 10 foot wide parcel described in a deed to the City of Columbus, of record in Deed Book 1685, page 471, said point being 28.92 feet left of James Road proposed centerline of construction Station 118+14.09;

Thence **North 85 degrees 31 minutes 33 seconds West**, along the north line of said 0.276 acre tract, along the south line of said 6.977 acre tract and along the north line of the first said City of Columbus parcel and the south line of the second said City of Columbus parcel, a distance of **10.00 feet** to a point on the existing west right of way line for said James Road, said point being the northwest corner of the first said City of Columbus parcel, being the southwest corner of the second said City of Columbus parcel, and said point being 38.92 feet left of James Road proposed centerline of construction Station 118+14.10;

Thence across said 0.276 acre tract along the following three (3) described courses:

1. **South 04 degrees 26 minutes 27 seconds West**, along the existing west right-of-way line for said James Road and along the west line of the first said City of Columbus parcel, a distance of **16.60 feet** to an iron pin set, said iron pin set being 38.92 feet left of James Road proposed centerline of construction Station 117+97.50;
2. **North 85 degrees 33 minutes 33 seconds West**, a distance of **2.00 feet** to an iron pin set, said iron pin set being 40.92 feet left of James Road proposed centerline of construction Station 117+97.50;
3. **North 04 degrees 26 minutes 27 seconds East**, a distance of **16.60 feet** to an iron pin set on the north line of said 0.276 acre tract, being the south line of said original 6.997 acre tract, said iron pin set being 40.92 feet left of James Road proposed centerline of construction Station 118+14.10;

4. **South 85 degrees 31 minutes 33 seconds East**, along the north line of said 0.276 acre tract, along the south line of said 6.997 acre tract, (passing at a distance of 2.00 feet the existing west right-of-way line for James Road, being the northwest corner of the first said City of Columbus parcel and the southwest corner of the second said City of Columbus parcel, and passing at a distance of 12.00 feet the original west right-of-way line for James Road, being the northeast corner of the first said City of Columbus parcel and the southeast corner of the second said City of Columbus parcel), a total distance of **32.00 feet** to the northeast corner of said 0.276 acre tract, being the southeast corner of said 6.997 acre tract, being on the existing centerline of right-of-way for James Road, and being on the west line of said 1/2 Section 30, said point being 8.92 feet left of James Road proposed centerline of constriction Station 118+14.09;

Thence **South 04 degrees 26 minutes 27 seconds West**, along the east line of said 0.276 acre tract, along the existing centerline of right-of-way for James Road, and along the east line of said 1/2 Section 30, a distance of **94.00 feet** to the **TRUE POINT OF BEGINNING** for the herein describe right-of-way parcel.

The above described right-of-way parcel contains a total area of **0.044 acres** (including 0.043 acre in the present road occupied) located within Franklin County Auditor's parcel number 010-088337.


N-132-4
split
0.044
acre
out of
(010)
88337

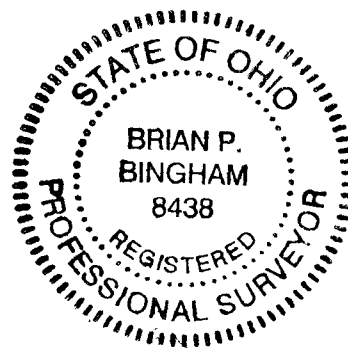
The bearings described herein are based on Grid North (reference South 85 degrees 47 minutes 50 seconds East for Livingston Avenue east of James Road) as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (CORS '96). As established utilizing a GPS survey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


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



5/5/2014
 Date

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