

PARCEL 62-T1
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 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 **901 South James Road Center, LLC**, of record in Instrument Number 200710020172775, 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 **1,235.75 feet** to the existing west centerline of right-of-way for Astor Avenue, as established by said James Road Subdivision No. 1, said point being 8.86 feet left of James Road proposed centerline of construction Station 121+45.08;

Thence **North 85 degrees 41 minutes 33 seconds West**, along the existing west centerline of right-of-way for said Astor Avenue, a distance of **99.95 feet** to a point, said point being 108.82 feet left of James Road proposed centerline of construction Station 121+44.87;

Thence **North 04 degrees 18 minutes 27 seconds East**, along a line perpendicular to the previous course, a distance of **25.00 feet** to a point on the existing north right-of-way line for said Astor Avenue, being the south line of said Reserve “A”, said point being 108.87 feet left of James Road proposed centerline of construction Station 121+69.87, and said point being the **TRUE POINT OF BEGINNING** for the herein described temporary easement;

Thence **North 04 degrees 28 minutes 07 seconds East**, across said Reserve “A”, a distance of **3.45 feet** to a point, said point being 108.87 feet left of James Road proposed centerline of construction Station 121+73.32;

Thence **South 85 degrees 41 minutes 33 seconds East**, continuing across said Reserve "A", a distance of **57.58 feet** to a point on a curve on the existing north right-of-way line for said Astor Avenue, being the southeast corner of said Reserve "A", said point being 51.28 feet left of James Road proposed centerline of construction Station 121+73.45;

Thence along the arc of a non-tangent curve to the right, along the existing north right-of-way line for said Astor Avenue and along the south line of said Reserve "A", said curve having a radius of **10.00 feet**, a central angle of **49 degree 05 minutes 44 seconds**, and an arc length of **8.57 feet** to a point of tangency, said point being 58.83 feet left of James Road proposed centerline of construction Station 121+69.98, said curve being subtended by a long chord having a bearing of **South 69 degrees 45 minutes 34 seconds West** and a length of **8.31 feet**;


Thence **North 85 degrees 41 minutes 33 seconds West**, continuing along the existing north right-of-way line for said Astor Avenue and continuing along the south line of said Reserve "A", a distance of **50.04 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement.

The above described temporary easement contains a total area of 0.004 acres located within Franklin County Auditor's parcel number 010-096453.

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.



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



5/5/2014
Date