

**PARCEL 90-T**  
**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 the five tracts of land described in a deed to **Baker-James, LLC**, of record in Instrument Number 200704240071169, 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 original southeast corner of the grantor's land, said point being 8.72 feet left of James Road proposed centerline of construction Station 133+63.77;

Thence **North 85 degrees 27 minutes 25 seconds West**, along the original south line of the grantor's land, a distance of **30.00 feet** to a point on the existing west right-of-way line for said James Road, as established by a 10 foot wide parcel described in a deed to the City of Columbus, of record in Deed Book 1636, page 324, and being the northeast corner of a 1.496 acre tract of land described in a deed to James Plaza, LLC, of record in Instrument Number 200502220032194, said point being 38.72 feet left of James Road propose centerline of construction Station 133+63.88;

Thence **North 85 degrees 27 minutes 25 seconds West**, along the grantor's south line and along the north line of said James Plaza tract, a distance of **3.12 feet** to an iron pin set on the proposed west right-of-way line for said James Road, said iron pin set being 41.84 feet left of James Road proposed centerline of construction Station 133+63.89, and said iron pin set being the **TRUE POINT OF BEGINNING** for the herein described temporary easement;

Thence **North 85 degrees 27 minutes 25 seconds West**, continuing along the grantor's south line and continuing along the north line of said James Plaza tract, a distance of **19.13 feet** to a point, said point being 60.97 feet right of James Road proposed centerline of construction Station 133+63.96;

Thence across the grantor's property along the following six (6) described courses:

1. **North 43 degrees 53 minutes 21 seconds East**, a distance of **22.82 feet** to a point, said point being 46.44 feet left of James Road proposed centerline of construction Station 133+81.56;
2. **North 41 degrees 31 minutes 25 seconds West**, a distance of **26.61 feet** to a point, said point being 65.51 feet left of James Road proposed centerline of construction Station 134+00.41;
3. **North 04 degrees 03 minutes 13 seconds East**, a distance of **27.46 feet** to a point, said point being 65.51 feet left of James Road proposed centerline of construction Station 134+27.87;
4. **North 75 degrees 02 minutes 01 seconds East**, a distance of **20.59 feet** to a point, said point being 46.04 feet left of James Road proposed centerline of construction Station 134+34.58;
5. **North 03 degrees 34 minutes 10 seconds East**, a distance of **135.63 feet** to a point, said point being 47.19 feet left of James Road proposed centerline of construction Station 135+70.21;
6. **North 10 degrees 05 minutes 17 seconds East**, a distance of **50.17 feet** to a point on the grantor's north line, being the south line of a tract of land described in a deed to Amalgamated Holdings, LLC, of record in Instrument Number 200509290203659, said point being 41.91 feet left of James Road proposed centerline of construction Station 136+20.10;

Thence **South 85 degrees 27 minutes 25 seconds East**, along the grantor's north line and along the south line of said Amalgamated Holdings tract, a distance of **2.99 feet** to a point on the existing west right-of-way line for said James Road, as established by a 10 foot wide parcel described in a deed to the City of Columbus, of record in Deed Book 1685, page 456, said point being 38.93 feet left of James Road proposed centerline of construction Station 136+20.07;

Thence **South 04 degrees 02 minutes 28 seconds West**, along the existing west right-of-way line for said James Road and along the west line of said City of Columbus parcel, a distance of **37.65 feet** to an iron pin set on the proposed west right-of-way line for said James Road, said iron pin set being 38.92 feet left of James Road proposed centerline of construction Station 135+82.42;

Thence **South 18 degrees 04 minutes 34 seconds West**, along the proposed west right-of-way line for said James Road and across the grantor's property, a distance of **12.70 feet** to an iron pin set, said iron pin set being 42.00 feet left of James Road proposed centerline of construction Station 135+70.10;

Thence **South 04 degrees 03 minutes 12 seconds West**, continuing along the proposed west right-of-way line for said James Road and continuing across the grantor's property, a distance of **206.00 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement.

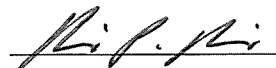
The above described temporary easement contains a total area of **0.048 acres**, of which 0.012 acres is located within Franklin County Auditor's parcel number 010-007884, 0005 acres is located within Franklin County Auditor's parcel number 010-080915, 0.008 acres is located within Franklin County Auditor's parcel number 010-093111 and 0.023 acres is located within Franklin County Auditor's parcel number 010-087905.

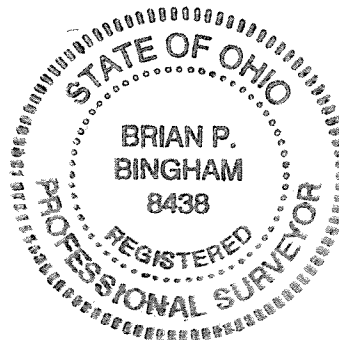
The bearings described herein are based on Grid North (reference South 85 degrees 47 minutes 50 seconds East for Livingston Avenue east of James Road) as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (CORS '96). As established utilizing a GPS survey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

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



5/5/2014  
Date