

PARCEL 83-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 a 1.496 acre tract described in a deed to **James Plaza, LLC**, of record in Instrument Number 200502220032194, 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 **877.32 feet** to a point, said point being 7.67 feet left of James Road proposed centerline of construction Station 130+62.13;

Thence **North 85 degrees 57 minutes 32 seconds West**, along a line perpendicular to the previous course, a distance of **30.00 feet** to the intersection of 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 452) and the existing north right-of-way line for Mound Street (as established by a deed to the City of Columbus, of record in Deed Book 2098, page 598), being the southeast corner of said 1.496 acre tract, said point being 37.67 feet left of James Road proposed centerline of construction Station 130+62.45;

Thence **North 85 degrees 49 minutes 48 seconds West**, along the existing north right-of-way line for said Mound Street and along the south line of said 1.496 acre tract, a distance of **3.19 feet** to an iron pin set on the proposed west right-of-way line for said James Road, said iron pin set being 40.86 feet left of James Road proposed centerline of construction Station 130+62.49, and said iron pin set being the **TRUE POINT OF BEGINNING** for the herein described temporary easement;

Thence **North 85 degrees 49 minutes 48 seconds West**, continuing along the existing north right-of-way line for said Mound Street and continuing along the south line of said 1.496 acre tract, a distance of **6.22 feet** to a point, said point being 47.08 feet left of James Road proposed centerline of construction Station 130+62.58;

Thence across said 1.496 acre tract along the following six (6) described courses:

1. **North 02 degrees 35 minutes 32 seconds West**, a distance of **91.08 feet** to a point, said point being 57.55 feet left of James Road proposed centerline of construction Station 131+52.24;
2. **North 04 degrees 44 minutes 50 seconds East**, a distance of **65.56 feet** to a point, said point being 57.09 feet left of James Road proposed centerline of construction Station 132+17.80;
3. **North 11 degrees 37 minutes 13 seconds East**, a distance of **60.51 feet** to a point, said point being 49.41 feet left of James Road proposed centerline of construction Station 132+77.82;
4. **North 04 degrees 03 seconds 12 minutes East**, a distance of **64.09 feet** to a point, said point being 49.73 feet left of James Road proposed centerline of construction Station 133+41.91;
5. **North 74 degrees 15 minutes 01 seconds West**, a distance of **11.46 feet** to a point, said point being 60.97 feet left of James Road proposed centerline of construction Station 133+44.18;
6. **North 04 degrees 20 minutes 03 seconds East**, a distance of **19.78 feet** to a point on the north line of said 1.496 acre tract, being the south line of a tract of land described in a deed to Baker-James, LLC, of record in Instrument Number 200704240071169, said point being 60.97 feet left of James Road proposed centerline of construction Station 133+63.96;

Thence **South 85 degrees 27 minutes 25 seconds East**, along the north line of said 1.496 acre tract and along the south line of said Baker-James, LLC tract, a distance of **19.13 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;

Thence **South 04 degrees 03 minutes 12 seconds West**, along the proposed west right-of-way line for said James Road and across said 1.496 acre tract, a distance of **302.05 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement.

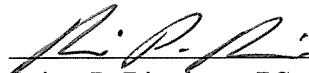
The above described temporary easement contains a total area of **0.086 acres**, of which 0.016 acres is located within Franklin County Auditor's parcel number 010-047575, 0.032 acres is located within Franklin County Auditor's parcel number 010-046704, 0.017 acres is located within Franklin County Auditor's parcel number 010-001463, 0.008 acres is located within Franklin County Auditor's parcel number 010-091698 and 0.013 acres is located within Franklin County Auditor's parcel number 010-012778.

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