

PARCEL 19-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 Lot 7 of Ray Nienabar's Subdivision, as recorded in Plat Book 21, page 17, as said Lot is described in a deed to **Royal James Plaza, LLC**, of record in Instrument Number 200502220032203, 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 **242.01 feet** to a point, said point being 2.78 feet left of James Road proposed centerline of construction Station 106+40.60;

Thence **North 85 degrees 32 minutes 34 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 Nienabar's Subdivision, being the southeast corner of said Lot 7, and being the northeast corner of Lot 6 of said Ray Nienabar's Subdivision, as said Lot is described in a deed to Jean McIntyre, of record in Official Record 2414, page G02, said point being 42.56 feet left of James Road proposed centerline of construction Station 106+36.53, and said point being the **TRUE POINT OF BEGINNING** for the herein described temporary easement;

Thence **North 85 degrees 33 minutes 34 seconds West**, along the south line of said Lot 7 and along the north line of said Lot 6, a distance of **2.31 feet** to a point, said point being 44.86 feet left of James Road proposed centerline of construction Station 106+36.32;

Thence across said Lot 7 along the following four (4) described courses:

1. **North 06 degrees 05 minutes 27 seconds East**, a distance of **33.67 feet** to a point, said point being 47.92 feet left of James Road proposed centerline of construction Station 106+69.81;

2. **North 71 degrees 17 minutes 17 seconds West**, a distance of **4.34 feet** to a point, said point being 52.22 feet left of James Road proposed centerline of construction Station 106+70.51;
3. **North 04 degrees 27 minutes 51 seconds East**, a distance of **9.85 feet** to a point, said point being 53.12 feet left of James Road proposed centerline of construction Station 106+81.48;
4. **North 81 degrees 37 minutes 27 seconds East**, a distance of **5.70 feet** to a point of the existing west right-of-way line for said James Road, being the east line of said Lot 7, said point being 47.67 feet left of James Road proposed centerline of construction Station 106+83.37;

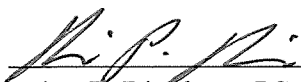
Thence **South 04 degrees 27 minutes 26 seconds West**, along the existing west right-of-way line for said James Road and along the east line of said Lot 7, a distance of **45.84 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement.

The above described temporary easement contains a total area of **0.003 acres** located within Franklin County Auditor's parcel number 010-093807.

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