

PARCEL 97-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 Reserve “A” of Kensington Gardens Subdivision, as recorded in Plat Book 16, page 29, said Reserve “A” being described in a deed to **3100 East Main Street Company**, of record in Deed Book 3561, page 45, 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 **North 04 degrees 03 minutes 12 seconds East**, along the existing centerline of right-of-way for James Road and along the east line of said ½ Section 30, a distance of **38.91 feet** to a point, said point being on James Road proposed centerline of construction Station 139+78.69;

Thence **North 85 degrees 56 minutes 48 seconds West**, along a line perpendicular to the previous course, a distance of **40.00 feet** to the intersection of the existing west right-of-way line for said James Road and the existing north right-of-way line for Main Street, both as established by said Kensington Gardens Subdivision, being the southeast corner of said Reserve “A”, said point being 40.00 feet left of James Road proposed centerline of construction Station 139+78.69, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **North 87 degrees 31 minutes 25 seconds West**, along the existing north right-of-way line for said Main Street and along the south line of said Reserve “A”, a distance of **13.73 feet** to an iron pin set, said iron pin set being 53.72 feet left of James Road proposed centerline of construction Station 139+78.31;

Thence **North 42 degrees 58 minutes 42 seconds East**, across said Reserve “A”, a distance of **21.84 feet** to an iron pin set on the existing west right-of-way line for said James Road, being the east line of said Reserve “A”, said iron pin set being 40.00 feet left of James Road proposed centerline of construction Station 139+95.30;

Thence **South 04 degrees 03 minutes 12 seconds West**, along the existing west right-of-way line for said James Road and along the east line of said Reserve "A", a distance of **16.61 feet** to the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel.

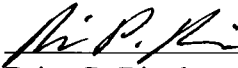
The above described right-of-way parcel contains a total area of **0.003 acres** located within Franklin County Auditor's parcel number 010-092060.

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".

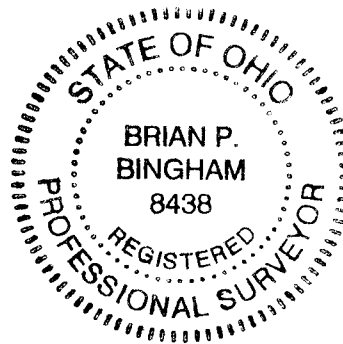
Iron pins set are 30" by 5/8" diameter rebar with caps stamped "American Structurepoint PS 8438".

The above described right-of-way parcel was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on 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

N-128
Split Triangular Section
13.73 ft South line
16.61 ft East line
off of South East corner
out of
(010)
92060

