

PARCEL 54-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 an original 0.276 acre tract, said 0.276 acre tract being described in a deed to **TRI D Investments Ltd**, of record in Instrument Number 200903170037336, 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 121, Page 97, said parcel being more particularly bounded and described as follows:

Commencing for reference at a point on the existing centerline of right-of-way for James Road, being on the east line of said 1/2 Section 30, said point being at the southeast corner of said original 0.276 acre tract, being the northeast corner of the East Minster subdivision, of record in Plat Book 16, Page 15, and said point being at James Road proposed centerline of construction Station 123+98.55;

Thence **North 85 degrees 33 minutes 34 seconds West**, along the south line of said 0.276 acre tract, along the north line of said East Minster subdivision, a distance of **30.00 feet** (passing at a distance of 20.00 feet the southeast corner of a 10 foot wide parcel described in a deed to the City of Columbus, of record in Deed Book 1685, Page 448) to a point on the existing east right-of-way line for James Road, as established by said City of Columbus parcel, said point being 30.00 feet left of James Road proposed centerline of construction Station 123+98.55, and said point being the **TRUE POINT OF BEGINNING** for this description;

Thence **North 85 degrees 33 minutes 34 seconds West**, along the south line of said 0.276 acre tract and along the north line of said East Minster subdivision, a distance of **1.30 feet** to a point, said point being 31.30 feet left of James Road proposed centerline of construction Station 123+98.55;

Thence **North 04 degrees 26 minutes 27 seconds East**, across said 0.276 acre tract, a distance of **94.02 feet** to a point on the north line of said 0.276 acre tract, being on the south line of an original 6.977 acre tract described in a deed to Columbus Montessori Education Center, of record in Official Record 20569 A11, said point being 31.30 feet left of James Road proposed centerline of construction Station 124+92.57;

Thence **South 85 degrees 31 minutes 33 seconds East**, along the north line of said 0.276 acre tract and along the south line of said original 6.997 acre tract, a distance of **1.30 feet** to a point on the existing west right-of-way line for said James Road, being the northwest corner of said City of Columbus parcel, said point being 30.00 feet left of James Road proposed centerline of construction Station 124+92.57;


Thence **South 04 degrees 26 minutes 27 seconds West**, along the existing west right-of-way line for said James Road, along the west line of said City of Columbus parcel and across said 0.276 acre tract, a distance of **94.02 feet** to the **TRUE POINT OF BEGINNING** for this description;

The above described temporary easement contains a total area of **0.003** located within Franklin County Auditor’s parcel number 010-088337.

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 description was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on December 6, 2016, 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



1/9/2017
Date