

**PARCEL 70-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 James Road Subdivision No. 1, as recorded in Plat Book 22, Page 102, said Reserve “A” being described in a deed to **George K. Soller and Judy S. Soller, Trustees of the George K. Soller Trust**, of record in Instrument Number 200404080078926, 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 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 24.46 feet left of James Road proposed centerline of construction station 110+84.04;

Thence **North 04 degrees 27 minutes 24 seconds East**, along the existing north centerline of right-of-way for James Road and along the west line of said ½ Section 30, a distance of **510.12 feet** to an angle point, said point being at James Road proposed centerline of construction Station 115+87.80;

Thence **North 04 degrees 26 minutes 27 second East**, continuing along the existing centerline of right-of-way for James Road and continuing along the east line of said ½ Section 30, a distance of **1,772.37 feet** to a point, said point being at James Road proposed centerline of construction Station 133+60.17;

Thence **North 85 degrees 33 minutes 33 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 south right-of-way line for Templeton Road, both as established by said James Road Subdivision No. 1, being the northeast corner of said Reserve “A”, said point being 40.00 feet left of James Road proposed centerline of construction Station 133+60.17, and said point being the **TRUE POINT OF BEGINNING** for this description;

Thence **South 04 degrees 26 minutes 27 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 **3.00 feet** to an iron pin set, said iron pin set being 40.00 feet left of James Road proposed centerline of construction Station 133+57.17;

Thence **North 85 degrees 36 minutes 33 seconds West**, across said Reserve "A", a distance of **53.64 feet** to an iron pin set, said iron pin set being 93.64 feet left of James Road proposed centerline of construction Station 133+57.12;

Thence **North 04 degrees 23 minutes 27 seconds East**, continuing across said Reserve "A" and being a line perpendicular to the previous course, a distance of **3.00 feet** to an iron pin set on the existing south right-of-way line for said Templeton Road, being on the north line of said Reserve "A", said iron pin set being 93.64 feet left of James Road proposed centerline of construction Station 133+60.12;

Thence **South 85 degrees 36 minutes 33 seconds East**, along the existing south right-of-way line for said Templeton Road and along the north line of said Reserve "A", a distance of **53.64 feet** to the **TRUE POINT OF BEGINNING** for this description.


The above described right-of-way parcel contains a total area of **0.004 acres** located within Franklin County Auditor's parcel number 010-092695, none of which lies in the present road occupied.

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 "ASI PS-8438".

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

N-132-A
Split
0.004 acre
out of
CO10)
92695

