

PARCEL 75-WD2
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 an original 0.643 acre tract described in a deed to **Howard E. Nolan & Associates, LLC**, of record in Instrument Number 201308290147305, 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 **510.12 feet** to an angle point, said point being 9.00 feet left of James Road proposed centerline of construction Station 109+09.33;

Thence **North 04 degrees 26 minutes 27 seconds 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 **1,922.22 feet** to a point, being the northeast corner of the James Road Subdivision No. 1, of record in Plat Book 22, page 102, said point being 8.96 feet left of James Road proposed centerline of construction Station 128+31.57;

Thence **North 85 degrees 24 minutes 33 seconds West**, along the north line of said James Road Subdivision No. 1, a distance of **30.00 feet** (passing the original southeast corner of said 0.643 acre tract at a distance of 20.00 feet) to a point on 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 450, said point being the southwest corner of said City of Columbus parcel, said point being 38.96 feet left of James Road proposed centerline of construction Station 128+31.71, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **North 85 degrees 24 minutes 33 seconds West**, continuing along the north line of said James Road Subdivision No. 1 and along the south line of said original 0.643 acre tract, a distance of **3.00 feet** to an iron pin set, said iron pin set being 41.96 feet left of James Road proposed centerline of construction Station 128+31.72;

Thence across said original 0.643 acre tract along the following three (3) described course:

1. **North 04 degrees 26 minutes 27 seconds East**, a distance of **44.58 feet** to an iron pin set on the north line of the grantor's land, being the south line of a 0.323 acre tract described in a deed to Murray Ebner and Bernard R. Ruben, of record in Official Record 11669, page D13, said iron pin set being 41.88 feet left of James Road proposed centerline of construction Station 128+76.30;
2. **South 85 degrees 36 minutes 33 seconds East**, along the north line of the grantor's land and along the south line of said 0.323 acre tract, a distance of **3.00 feet** to a point on the existing west right-of-way line for said James Road, being the west line of said City of Columbus parcel, being the northeast corner of the grantor's land, and being the southeast corner of said 0.323 acre tract, said point being 38.88 feet left of James Road proposed centerline of construction Station 128+76.30;
3. **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 along the east line of the grantor's land, a distance of **44.59 feet** to the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel.

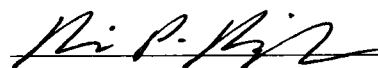
The above described right-of-way parcel contains a total area of **0.003 acres** located within Franklin County Auditor's parcel number 010-096425.

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".

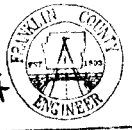
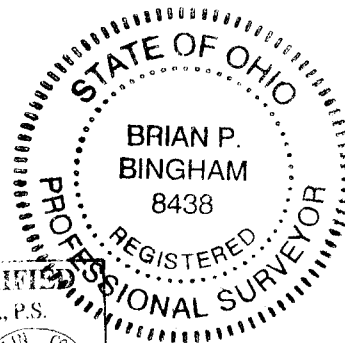
The above described right-of-way parcel was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on February 3, 2014, is based on an actual survey performed by Dynotec, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.


 Brian P. Bingham, PS
 Registered Professional Surveyor No. 8438

N-132-A
 split
 0.003 acrs
 out of
 (010) 96425

DESCRIPTION VERIFIED
 DEAN C. RINGLE, P.E., P.S.
 BY: 
 DATE: 06 May 14

5/5/2014
 Date