

**PARCEL 31-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 354 of East Minster, as recorded in Plat Book 16, Page 15, as said Lot 354 is described in a deed to **New Heights South LLC.**, of record in Instrument Number 201503240036194, 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:

**BEGINNING** at a point on the existing west right-of-way line for James Road, as established by said East Minster, being the southeast corner of said Lot 354, being the northeast corner of Lot 353 of said East Minster, said Lot 353 being described in a deed to Shena Ponder, of record in Instrument Number 200612270255091, said point being 35.00 feet left of James Road proposed centerline of construction Station 118+02.55;

Thence **North 85 degrees 33 minutes 34 seconds West**, along the south line of said Lot 354 and along the north line of said Lot 353, a distance of **4.00 feet** to a point, said point being 39.00 feet left of James Road proposed centerline of construction Station 118+02.55;

Thence **North 04 degrees 26 minutes 27 seconds East**, across said Lot 354, a distance of **21.96 feet** to a point, said point being 39.00 feet left of James Road proposed centerline of construction Station 118+24.51;

Thence **North 21 degrees 29 minutes 34 seconds East**, continuing across said Lot 354, a distance of **13.64 feet** to a point on the existing west right-of-way line for said James Road, being on the east line of said Lot 354, said point being 35.00 feet left of James Road proposed centerline of construction Station 118+37.55;


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 Lot 354, a distance of **35.00 feet** to the **POINT OF BEGINNING** for this description.

The above described temporary easement contains a total area of **0.003 acres** located within Franklin County Auditor's parcel number 010-090577.

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 5, 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.

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



1/9/2017  
Date