

**PARCEL 54-T1**  
**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 a 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 \_\_\_\_, 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 west 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 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 **810.75 feet** to the original southeast corner of said 0.276 acre tract, being the northeast corner of the East Minster Addition, of record in Plat Book 16, page 15, said point being 8.93 feet left of James Road proposed centerline of construction Station 117+20.08;

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 Addition, a distance of **30.00 feet** to a point on the existing west line of said James Road, as established by a 10 foot wide parcel described to the City of Columbus, of record in Deed Book 1685, page 448, said point being the southwest corner of said City of Columbus parcel, said point being 38.93 feet left of James Road proposed centerline of construction Station 117+20.08, and said point being the **TRUE POINT OF BEGINNING** for the herein described temporary easement;

Thence **North 85 degrees 33 minutes 34 seconds West**, continuing along the south line of said 0.276 acre tract and continuing along the north line of said East Minster Addition, a distance of **26.87 feet** to a point, being on the north line of Lot 365 of said East Minster Addition, as said Lot is described in a deed to Joshua's Integrity, LLC, of record in Instrument Number 200809110137815, said point being 65.80 feet left of James Road proposed centerline of construction Station 117+20.09;

Thence across said 0.276 acre tract along the following five (5) described courses:

1. **North 04 degrees 26 minutes 27 seconds East**, a distance of **12.08 feet** to a point, said point being 65.79 feet left of James Road proposed centerline of construction Station 117+32.17;
2. **South 85 degrees 33 minutes 33 seconds East**, a distance of **24.87 feet** to a point, said point being 40.93 feet right of James Road proposed centerline of construction Station 117+32.17;
3. **North 04 degrees 26 minutes 27 seconds East**, a distance of **65.34 feet** to an iron pin set on the proposed west right-of-way line for said James Road, said iron pin set being 40.92 feet left of James Road proposed centerline of construction Station 117+97.50;
4. **South 85 degrees 33 minutes 33 seconds East**, along the proposed west right-of-way line for said James Road, a distance of **2.00 feet** to an iron pin set on the existing west right-of-way line for said James Road, being the west line of said City of Columbus parcel, said iron pin set being 38.92 feet left of James Road proposed centerline of construction Station 117+97.50;
5. **South 04 degrees 26 minutes 27 seconds West**, along the existing west right-of-way line for said James Road and along the west line of said City of Columbus parcel, a distance of **77.42 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement.


The above described temporary easement contains a total area of **0.011 acres** 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".

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

The above described temporary easement 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



2/5/2014  
Date