

**PARCEL 64-WD
RIGHT-OF-WAY PARCEL**

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in ½ Section 29, Section 18, Township 12, Range 21, Refugee Lands, and being part of Lot 24 of Easthampton Addition, as recorded in Plat Book 16, page 65, as said Lot is described in a deed to **Gravin Properties LLC**, of record in Instrument Number 201310210177672, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel on the right 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 southwest corner of said ½ Section 29, 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 29, 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 west line of said ½ Section 29, a distance of **1,346.81 feet** to a point, said point being 8.84 feet left of James Road proposed centerline of construction Station 122+56.14

Thence **South 85 degrees 33 minutes 33 seconds East**, along a line perpendicular to the previous course, a distance of **40.00 feet** to a point on the existing east right-of-way line for said James Road, as established by said Easthampton Addition, being the southwest corner of said Lot 24, and being the northwest corner of Lot 23 of said Easthampton Addition, as said Lot is described in a deed to Hai Thi Nguyen, of record in Instrument Number 199812300335836, said point being 31.16 feet right of James Road proposed centerline of construction Station 122+56.13, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **North 04 degrees 26 minutes 27 seconds East**, along the existing east right-of-way line for said James Road and along the west line of said Lot 24, a distance of **50.00 feet** to the northwest corner of said Lot 24, being the southwest corner of Lot 25 of said Easthampton Addition, as said Lot is described in a deed to Geoffrey A. Baird, of record in Instrument Number 201206140084739, said point being 31.17 feet right of James Road proposed centerline of construction Station 123+06.13;

Thence **South 85 degrees 33 minutes 33 seconds East**, along the north line of said Lot 24 and along the south line of said Lot 25 a distance of **7.00 feet** to an iron pin set, said iron pin set being 38.17 feet right of James Road proposed centerline of construction Station 123+06.13;

Thence **South 04 degrees 26 minutes 27 seconds West**, across said Lot 24, a distance of **50.00 feet** to an iron pin set on the south line of said Lot 24, being the north line of said Lot 23, said iron pin set being 38.16 feet right of James Road proposed centerline of construction Station 122+56.13;

Thence **North 85 degrees 33 minutes 33 seconds West**, along the south line of said Lot 24 and along the north line of said Lot 23, a distance of **7.00 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 **0.008 acres** located within Franklin County Auditor's parcel number 010-091248.

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



5/5/2014
Date

N-157
Split
7.00 ft Northline
7.00 ft Southline
off of Westline
out of
(010)
91248

