

**PARCEL 70-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 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:

BEGINNING at a point on the existing west right-of-way line for James Road, as established by said James Road Subdivision No. 1, being the southeast corner of the grantor’s land, being the northeast corner of a tract of land out of said Reserve “A” described in a deed to 901 South James Road Center, LLC, of record in Instrument Number 200710020172775, said point being 40.00 feet left of James Road proposed centerline of construction Station 132+10.17;

Thence across said Reserve “A” along the following nine (9) described courses:

1. **North 85 degrees 36 minutes 33 seconds West**, along the south line of the grantor’s land and along the north line of said 901 South James tract, a distance of **5.00 feet** to a point, said point being 45.00 feet left of James Road proposed centerline of construction Station 132+10.16;
2. **North 04 degrees 26 minutes 27 seconds East**, a distance of **24.84 feet** to a point, said point being 45.00 feet left of James Road proposed centerline of construction Station 132+35.00;
3. **North 85 degrees 33 minutes 33 seconds West**, along a line perpendicular to the previous course, a distance of **12.00 feet** to a point, said point being 57.00 feet left of James Road proposed centerline of construction Station 132+35.00;
4. **North 04 degrees 26 minutes 27 seconds East**, along a line perpendicular to the previous course, a distance of **35.00 feet** to a point, said point being 57.00 feet left of James Road proposed centerline of construction Station 132+70.00;
5. **South 85 degrees 33 minutes 33 seconds East**, along a line perpendicular to the previous course, a distance of **10.00 feet** to a point, said point being 47.00 feet left of James Road proposed centerline of construction Station 132+70.00;

6. **North 04 degrees 26 minutes 27 seconds East**, along a line perpendicular to the previous course, a distance of **60.00 feet** to a point, said point being 47.00 feet left of James Road proposed centerline of construction Station 133+30.00;
7. **North 85 degrees 33 minutes 33 seconds West**, along a line perpendicular to the previous course, a distance of **11.18 feet** to a point, said point being 58.18 feet left of James Road proposed centerline of construction Station 133+30.00;
8. **North 04 degrees 26 minutes 27 seconds East**, along a line perpendicular to the previous course, a distance of **27.15 feet** to a point on the south line of a proposed right-of-way parcel for Templeton Road, said point being 58.18 feet left of James Road proposed centerline of construction Station 133+57.15;
9. **South 85 degrees 36 minutes 33 seconds East**, along the south line of said Templeton Road right-of-way parcel, a distance of **18.18 feet** to an iron pin set on the existing west right-of-way line for said James Road, being on the east line of said Reserve "A", said iron pin set being 40.00 feet left of James Road proposed centerline of construction Station 133+57.17;

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 **147.00 feet** to the **POINT OF BEGINNING** for this description.


The above described temporary easement contains a total area of **0.038 acres** located within Franklin County Auditor's parcel number 010-092695.

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