

**PARCEL 95-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 8 and part of Lot 9 of Caldwell Main Street Addition, as recorded in Plat Book 8, Page 1B, said Lot 8 and said Lot 9 being described in a deed to **Terry M. Moore**, of record in Instrument Number 200706140103902, 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 121, Page 97, 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 James Road and the existing centerline of right-of-way for Main Street, being on the west line of said ½ Section 29, and being the northwest corner of said Caldwell Main Street Addition, said point being at James Road proposed centerline of construction Station 146+17.76;

Thence **South 04 degrees 02 minutes 28 seconds West**, along the existing centerline of right-of-way for James Road, along the west line of said ½ Section 29 and along the west line of said Caldwell Main Street Addition, a distance of **259.44 feet** to a point, said point being at James Road proposed centerline of construction Station 143+58.31;

Thence **South 85 degrees 57 minutes 32 seconds East**, along a line perpendicular to the previous course, a distance of **30.00 feet** to a point on the existing east right-of-way line for said James Road, as established by said Caldwell Main Street Addition, being the southwest corner of said Lot 9, and being the northwest corner of Lot 10 of said Caldwell Main Street Addition, as said Lot is described in a deed to Shirley L. Babbert, of record in Official Record 13054 B13, said point being 30.00 feet right of James Road proposed centerline of construction Station 143+58.31, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **North 04 degrees 02 minutes 28 seconds East**, along the existing east right-of-way line for said James Road and along the west line of said Moore tract, a distance of **80.00 feet** (passing the northwest corner of said Lot 9 at a distance of 40.00 feet, being the southwest corner of said lot 8) to the intersection of the existing west east right-of-way line for said James Road and the existing south right-of-way line for a 20 foot wide unnamed alley, as established by said Caldwell Main Street Addition, being the northwest corner of said Lot 8, said point being 30.00 feet right of James Road proposed centerline of construction Station 144+38.31;

Thence **South 87 degrees 59 minutes 29 seconds East**, along the existing south right-of-way line for said 20 foot wide unnamed alley and along the north line of said Lot 8, a distance of **3.50 feet** to an iron pin set, said iron pin set being 33.50 feet right of James Road proposed centerline of construction Station 144+38.44;

Thence **South 04 degrees 02 minutes 28 seconds West**, across said Moore tract, a distance of **80.00 feet** (passing at a distance of 40.00 feet the south line of said Lot 9, being the north line of said Lot 9) to an iron pin set on the south line of said Lot 9, being on the north line of said Lot 10, said iron pin set being 33.50 feet right of James Road proposed centerline of construction Station 143+58.44;

Thence **North 87 degrees 58 minutes 26 seconds West**, along the south line of said Lot 9 and along the north line of said Lot 10, a distance of **3.50 feet** to the **TRUE POINT OF BEGINNING** for this description.


The above described right-of-way parcel contains a total area of **0.006 acres** (none of which lies in the present road occupied), of which 0.003 acres is located within Franklin County Auditor's parcel number 010-088759 and 0.003 acres is located within Franklin County Auditor's parcel number 010-088758.

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 8, 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

N-78
Split
Rectangular
Section
3.50 ft Northline
3.50 ft Southline
off of Westline
(010)
88758
+

Split
Rectangular
Section
3.50 ft Northline
3.50 ft Southline
off of Westline
(010)
88759

