

**PARCEL 92-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 12 and part of Lot 13 of Caldwell Main Street Addition, as recorded in Plat Book 8, page 1B, said Lot 12 and said Lot 13 being described in a deed to **Pamela Chapman**, of record in Instrument Number 201101180009080, 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 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 on James Road proposed centerline of construction Station 139+39.77;

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 **339.44 feet** to a point, said point being 8.92 feet left of James Road proposed centerline of construction Station 135+99.93;

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 northwest corner of said Lot 12, and being the southwest corner of Lot 11 of said Caldwell Main Street Addition, as said Lot is described in a deed to Shirley L. Babbert, of record in Official Record 13054, page B13, said point being 21.08 feet right of James Road proposed centerline of construction Station 135+99.93, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **South 87 degrees 57 minutes 26 seconds East**, along the north line of said Lot 12 and along the south line of said Lot 11, a distance of **16.94 feet** to an iron pin set, said iron pin set being 38.00 feet right of James Road proposed centerline of construction Station 136+00.53;

Thence **South 04 degrees 03 minutes 12 seconds West**, across said Lot 12, a distance of **48.00 feet** (passing the south line of said Lot 12 at a distance of 37.00 feet, being the north line of said Lot 13) to an iron pin set on the grantor's south line, being the north line of a tract of land described in a deed to Conley Group Rehabilitation Co., of record in Instrument Number 200807020102321, said iron pin set being 38.00 feet right of James Road proposed centerline of construction Station 135+52.52;

Thence **North 87 degrees 56 minutes 51 seconds West**, along the grantor's south line and along the north line of said Conley tract, a distance of **16.93 feet** to a point on the existing east right-of-way line for said James Road, being the grantor's southwest corner, and being the northwest corner of said Conley tract, said point being 21.09 feet right of James Road proposed centerline of construction Station 135+51.93;

Thence **North 04 degrees 02 minutes 28 seconds East**, along the existing east right-of-way line for said James Road and along the grantor's west line, a distance of **48.00 feet** (passing the northwest corner of said Lot 13 at a distance of 11.00 feet, being the southwest corner of said Lot 12) to the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel.

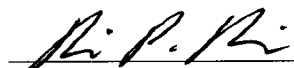
The above described right-of-way parcel contains a total area of **0.019 acres** located within Franklin County Auditor's parcel number 010-088762.

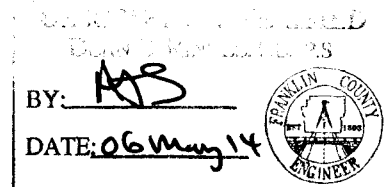
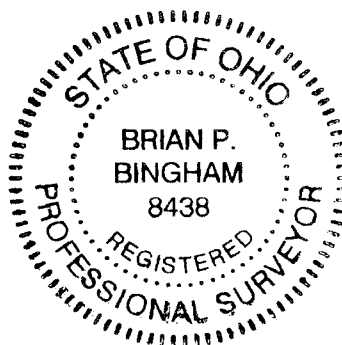
The bearings described herein are based on Grid North (reference South 85 degrees 47 minutes 50 seconds East for Livingston Avenue east of James Road) as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (CORS '96). As established utilizing a GPS survey 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 April 30, 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.

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



5/5/2014  
Date

N 78  
Split  
16.94 ft  
Northline  
16.93 ft  
South line  
off of  
Westline  
out of  
(010)  
88762