

PARCEL 12-T2
TEMPORARY EASEMENT

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in ½ Section 32, Section 19, Township 12, Range 21, Refugee Lands, and being part of Lot 2 of Kingsgate Addition, as recorded in Plat Book 22, page 30, as said Lot is described in a deed to **Robert G. Schmidt a.k.a. Robert G. Schmidt III**, of record in Instrument Number 201208100116378, 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 north centerline of right-of-way for James Road and the existing centerline of right-of-way for Livingston Avenue, being the northwest corner for said ½ Section 32, and being the northeast corner for said Berwick Subdivision, said point being 34.65 feet left of James Road proposed centerline of construction Station 104+07.31;

Thence **South 04 degrees 34 minutes 37 seconds West**, along the west line of said ½ Section 32, a distance of **50.00 feet** (passing the original south right-of-way line for said James Road and the northwest corner of said Kingsgate Addition at a distance of 30.00 feet) to a point on the existing south right-of-way line for said Livingston Avenue, as established by said Kingsgate Addition, being the northwest corner of said Lot 2, and being the northeast corner of Lot 344 of said Berwick Subdivision, as said Lot is described in a deed to KT Columbus, LLC (22.68% Int.), OG Columbus, LLC (26.91% Int.), RF Columbus, LLC (18.00% Int.), PB Columbus, LLC (9.26% Int.), JT Columbus, LLC (6.945% Int.), LT Columbus, LLC (6.945% Int.), and DC Columbus, LLC (9.26% Int.), of record in Instrument Number 200210020246736, said point being 54.93 feet left of James Road proposed centerline of construction Station 103+65.51;

Thence **South 04 degrees 34 minutes 37 seconds West**, along the west line of said Lot 2 and along the east line of said Lot 344, a distance of **2.73 feet** to an iron pin set on the proposed south right-of-way line for said Livingston Avenue, said iron pin set being 56.15 feet left of James Road proposed centerline of construction Station 103+63.32, and said iron pin set being the **TRUE POINT OF BEGINNING** for the herein described temporary easement;

Thence **South 70 degrees 37 minutes 55 seconds East**, along the proposed south right-of-way line for said Livingston Avenue and across said Lot 2, a distance of **10.76 feet** to an iron pin set on the existing west right-of-way line for said James Road, as established by said Kingsgate being the northeast line of said Lot 2, said iron pin set being 48.14 feet left of James Road proposed centerline of construction Station 103+56.85;

Thence **South 30 degrees 39 minutes 34 seconds East**, along the existing west right-of-way line for said James Road and along the northeast line of said Lot 2, a distance of **11.87 feet** to a point, said point being 46.66 feet left of James Road proposed centerline of construction Station 103+46.13;

Thence **North 68 degrees 43 minutes 54 seconds West**, across said Lot 2, a distance of **18.01 feet** to a point on the west line of said Lot 2, being the east line of said Lot 344, said point being 59.33 feet left of James Road proposed centerline of construction Station 103+57.49;

Thence **North 04 degrees 34 minutes 37 seconds East**, along the west line of said Lot 2 and along the east line of said Lot 344, a distance of **7.27 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement.


The above described temporary easement contains a total area of **0.002 acres** located within Franklin County Auditor's parcel number 010-094836.

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



5/5/2014
Date