

**PARCEL 13-WD1
RIGHT-OF-WAY PARCEL**

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 1 of Kingsgate Addition, as recorded in Plat Book 22, page 30, as said Lot is described in a deed to **Dolores A. Corrova, Trustee of the Dolores A. Corrova Trust** (½ interest), of record in Instrument Number 199906250161680, and in a deed to **James M. Corrova, Trustee of the James M. Corrova Trust** (½ interest), of record in Instrument Number 199906250161678, 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 south centerline of right-of-way for James Road and the existing centerline of right-of-way for Livingston Avenue (being the north line of said ½ Section 32), said point being 15.94 feet left of James Road proposed centerline of construction Station 104+00.33, reference a railroad spike set at the northwest corner of said ½ Section 32 North 85 degrees 47 minutes 50 seconds West at a distance of 20.10 feet;

Thence **South 85 degrees 47 minutes 50 seconds East**, along the existing centerline of right-of-way for Livingston Avenue, a distance of **107.69 feet** to a point, said point being 81.96 feet right of James Road proposed centerline of construction Station 103+51.84;

Thence **South 04 degrees 12 minutes 10 seconds West**, along a line perpendicular to the previous course, a distance of **50.00 feet** to the intersection of the existing east right-of-way line for said James Road (as established in a deed to the City of Columbus, of record in deed Book 2608, page 572) and the existing south right-of-way line for said Livingston Avenue (as established by said Kingsgate Addition), being the northwest corner of the grantor's land, said iron pin set being 57.48 feet right of James Road proposed centerline of construction Station 103+05.61;

Thence **South 11 degrees 53 minutes 31 seconds East**, across said Lot 1, along the existing east right-of-way line for said James Road, along the east line of said City of Columbus parcel and along the west line of the grantor's land, a distance of **53.62 feet** to an iron pin set, said iron pin set being 45.53 feet right of James Road proposed centerline of construction Station 102+55.77, and said iron pin set being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence continuing across said Lot 1 along the following three (3) described courses:

1. **South 20 degrees 04 minutes 45 seconds East**, a distance of **25.39 feet** to an iron pin set, said iron pin set being 45.16 feet right of James Road proposed centerline of construction Station 102+32.91;
2. **South 18 degrees 16 minutes 51 seconds East**, a distance of **15.41 feet** 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 BVJ-Ruben Limited Partnership, of record in Official Record 34594, page I20, said iron pin set being 45.15 feet right of James Road proposed centerline of construction Station 102+19.04;
3. **North 85 degrees 14 minutes 39 seconds West**, along the grantor's south line and along the north line of said BVJ-Ruben tract, a distance of **1.79 feet** to a point on the existing east right-of-way line for said James Road (as established by said Kingsgate Addition), being the west line of said Lot 1 and the west line of the grantor's land, said point being 43.49 feet right of James Road proposed centerline of construction Station 102+19.64;

Thence along the arc of a non-tangent curve to the left, along the existing east right-of-way line for said James Road, along the west line of said Lot 1 and along the west line of the grantor's land, said curve having a radius of **340.00 feet**, a central angle of **03 degrees 50 minutes 32 seconds**, and an arc length of **22.80 feet** to the south corner of said City of Columbus parcel, said point being 42.65 feet right of James Road proposed centerline of construction Station 102+40.26, said curve being subtended by a long chord having a bearing of **North 21 degrees 01 minutes 34 seconds West** and a length of **22.80 feet**;

Thence **North 11 degrees 53 minutes 31 seconds West**, continuing along the existing east right-of-way line for said James Road, continuing along the east line of said City of Columbus parcel and continuing along the west line of the grantor's land, a distance of **17.42 feet** to the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel.

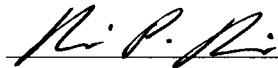
The above described right-of-way parcel contains a total area of **0.002 acres** located within Franklin County Auditor's parcel number 010-218917.

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



2/3/2014
Date

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