

**PARCEL 91-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 13, part of Lot 14, and part of Lot 15 of Caldwell Main Street Addition, as recorded in Plat Book 8, page 1B, also being part of the north one-half of McAllister Avenue, said street being vacated by Ordinance Number 910-51 of the City of Columbus, said Lot 13, Lot 14, Lot 15 and said vacated portion of McAllister Avenue being described in a deed to **Conley Group Rehabilitation Co.**, of record in Instrument Number 200807020102321, 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 **517.46 feet** to a point, said point being 8.89 feet left of James Road proposed centerline of construction Station 134+21.91;

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 grantor's southwest corner, and being the northwest corner of a tract of land described in a deed to Craig A. Longstreth, of record in Official Record 27317, page H16, said point being 21.11 feet right of James Road proposed centerline of construction Station 134+21.92, 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 the grantor's land, a distance of **130.02 feet** (passing the northwest corner of said vacated portion of McAllister Avenue at a distance of 30.02 feet, being the southwest corner of said Lot 15, passing the northwest corner of said Lot 15 at a distance of 67.02 feet, being the southwest corner of said Lot 14, and passing the northwest corner of said Lot 14 at a distance of 104.02 feet, being the southwest corner of said Lot 13) to the grantor's northwest corner, being the southwest corner of a tract of land described in a deed to Pamela Chapman, of record in Instrument Number 201101180009080, said point being 21.09 feet right of James Road proposed centerline of construction Station 135+51.93;

Thence **South 87 degrees 56 minutes 51 seconds East**, along the grantor's north line and along the south line of said Chapman tract, a distance of **16.93 feet** to an iron pin set, said iron pin set being 38.00 feet right of James Road proposed centerline of construction Station 135+52.52;

Thence **South 04 degrees 03 minutes 12 seconds West**, across the grantor's land, a distance of **130.02 feet** (passing the south line of said Lot 13 at a distance of 26.00 feet, being the north line of said Lot 14, passing the south line of said Lot 14 at a distance of 63.00 feet, being the north line of said Lot 15, and passing the south line of said Lot 15 at a distance of 100.00 feet, being the north line of said vacated portion of McAllister Avenue) to an iron pin set on the grantor's south line, being the north line of Longstreth tract, said iron pin set being 38.00 feet right of James Road proposed centerline of construction Station 134+22.50;

Thence **North 87 degrees 55 minutes 42 seconds West**, along the grantor's south line and along the north line of said Longstreth tract, a distance of **16.90 feet** to the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel.

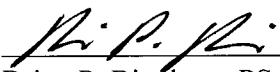
The above described right-of-way parcel contains a total area of **0.051 acres**, of which 0.041 acres is located within Franklin County Auditor's parcel number 010-088764 and 0.010 acres is located within Franklin County Auditor's parcel number 010-088763.

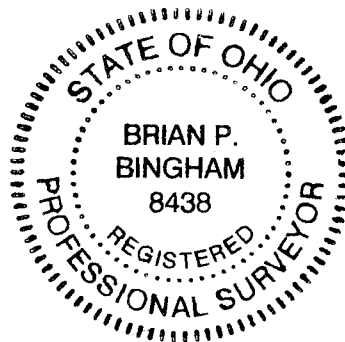
The bearings described herein are based on Grid North (reference South 85 degrees 47 minutes 50 seconds East for Livingston Avenue east of James Road) as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (CORS '96). As established utilizing a GPS survey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


Brian P. Bingham, PS
Registered Professional Surveyor No. 8438
N-78



5/5/2014
Date

Split
16.92 ft North line
16.90 ft South line
off of West line
out of
(010) 88764

Split
16.93 ft North line
16.92 ft South line
off of West line
out of
(010) 88763

