

**PARCEL 57-WD
RIGHT-OF-WAY PARCEL**

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in ½ Section 30, Section 18, Township 12, Range 21, Refugee Lands, and being part of an original 6.997 acre tract, said 6.997 acre tract being described in a deed to **Columbus Montessori Education Center, Inc.**, of record in Official Record 20569 A11, 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 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 Livingston Avenue and the existing north centerline of right-of-way for James Road, being the southeast corner of said ½ Section 30, said point being 24.46 feet left of James Road proposed centerline of construction station 110+84.04;

Thence **North 04 degrees 27 minutes 24 seconds East**, along the existing north centerline of right-of-way for James Road and along the west line of said ½ Section 30, a distance of **510.12 feet** to an angle point, said point being at James Road proposed centerline of construction Station 115+87.80;

Thence **North 04 degrees 26 minutes 27 second East**, continuing along the existing centerline of right-of-way for James Road and continuing along the east line of said ½ Section 30, a distance of **904.75 feet** to the southeast corner of said 6.997 acre tract, being the northeast corner of an original 0.276 acre tract of land described in a deed to TRI D Investments Ltd, of record in Instrument Number 200903170037336, said point being at James Road proposed centerline of construction Station 124+92.55, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **North 85 degrees 31 minutes 33 seconds West**, along the south line of said 6.977 acre tract and along the north line of said 0.276 acre tract, a distance of **20.00 feet** to the original west right-of-way line for James Road, being the southeast corner of a 10 foot wide parcel described in a deed to the City of Columbus, of record in Deed Book 1685, Page 471, being the northeast corner of a 10 foot wide parcel described in a deed to the City of Columbus, of record in Deed Book 1685, Page 448, said point being 20.00 feet left of James Road proposed centerline of construction Station 124+92.56;

Thence **North 04 degrees 26 minutes 27 seconds East**, across said 6.977 acre tract, along the original west right-of-way line for James Road and along the east line of the first said City of Columbus parcel, a distance of **306.00 feet** to the north line of said 6.977 acre tract, being the northeast corner of the first said City of Columbus parcel, said point being 20.00 feet left of James Road proposed centerline of construction Station 127+98.56;

Thence **North 85 degrees 31 minutes 53 seconds West**, along the north line of said 6.977 acre tract and along the north line of the first said City of Columbus parcel, a distance of **10.00 feet** to the intersection of the existing west right-of-way line for said James Road and the existing south right-of-way line for Astor Avenue, as established by James Road Subdivision No. 1, as record in Plat Book 22, Page 102, said point being 30.00 feet left of James Road proposed centerline of construction Station 127+98.56;

Thence **South 04 degrees 26 minutes 27 seconds West**, along the existing west right-of-way line for said James Road, along the west line of the first said City of Columbus parcel, and across said 6.977 acre tract, a distance of **10.00 feet** to an iron pin set at a point of cusp, said iron pin set being 30.00 feet left of James Road proposed centerline of construction Station 127+88.57;

Thence along the arc of a curve to the left, continuing across said 6.977 acre tract, said curve having a radius of **10.00 feet**, a central angle of **89 degrees 58 minutes 20 seconds**, and an arc length of **15.70 feet** to an iron pin set at a point of cusp on the existing south right-of-way line for said Astor Avenue, being on the north line of said 6.977 acre tract, said iron pin set being 40.00 feet left of James Road proposed centerline of construction Station 127+98.57, said curve being subtended by a long chord having a bearing of **North 40 degrees 32 minutes 43 seconds West** and a length of **14.14 feet**;

Thence **South 85 degrees 31 minutes 53 seconds East**, along the existing south right-of-way line for said Astor Avenue and along the north line of said 6.977 acre tract, a distance of **40.00 feet** (passing at a distance of 10.00 feet the existing west right-of-way line for said James Road, being the northwest corner of the first said City of Columbus parcel) to a point on the existing centerline of right-of-way for James Road, being on the east line of said 1/2 Section 30, being the northeast corner of said 6.977 acre tract, said point being at James Road proposed centerline of construction Station 127+98.55;

Thence **South 04 degrees 26 minutes 27 seconds West**, along the existing centerline of right-of-way for James Road, along the east line of said 1/2 Section 30 and along the east line of said 6.977 acre tract, a distance of **306.00 feet** to the **TRUE POINT OF BEGINNING** for this description.


The above described right-of-way parcel contains a total area of **0.141 acres** (including 0.140 acres in the present road occupied) located within Franklin County Auditor's parcel number 010-093765.

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 6, 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

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