

**PARCEL 45-T
TEMPORARY EASEMENT**

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 Lot 361 of East Minster, as recorded in Plat Book 16, Page 15, as said Lot 361 is described in a deed to **The Avenir Riche Group LLC**, of record in Instrument Number 201106210077530, 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 point on the existing west right-of-way line for James Road, as established by said East Minster, being the northeast corner of said Lot 361, being the southeast corner of Lot 362 of said East Minster, said Lot 362 being described in a deed to Stephen F. Billeg, of record in Instrument Number 200609070178764, said point being 35.00 feet left of James Road proposed centerline of construction Station 121+98.55;

Thence **South 04 degrees 26 minutes 27 seconds West**, along the existing west right-of-way line for said James Road and along the east line of said Lot 361, a distance of **21.87 feet** to the **TRUE POINT OF BEGINNING** for this description, said point being 35.00 feet left of James Road proposed centerline of construction Station 121+76.68;

Thence **South 04 degrees 26 minutes 27 seconds West**, continuing along the existing west right-of-way line for said James Road and continuing along the east line of said Lot 361, a distance of **9.00 feet** to a point, said point being 35.00 feet left of James Road proposed centerline of construction Station 121+67.68;

Thence across said Lot 361 along the following three (3) described courses:

1. **North 85 degrees 33 minutes 33 seconds West**, along a line perpendicular to the previous course, a distance of **3.00 feet** to a point, said point being 38.00 feet left of James Road proposed centerline of construction Station 121+67.68;
2. **North 04 degrees 26 minutes 27 seconds East**, along a line perpendicular to the previous course, a distance of **9.00 feet** to a point, said point being 38.00 feet left of James Road proposed centerline of construction Station 121+76.68;
3. **South 85 degrees 33 minutes 33 seconds East**, along a line perpendicular to the previous course, a distance of **3.00 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described temporary easement contains a total area of **0.001 acres** located within Franklin County Auditor's parcel number 010-090584.

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".

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