

**PARCEL 58-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 19-A and part of Reserve “A” of the Amended Plat of Lots 19 and 20 of Easthampton Addition, as recorded in Plat Book 22, page 6, said Lot 19-A and said Reserve “A” being described in a deed to **Deborah Kelly, Trustee of the Marilyn T. Koetz Family Irrevocable Trust**, of record in Instrument Number 201105090059688, 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 Livingston Avenue and the existing north centerline of right-of-way for James Road, being the southwest corner of said ½ Section 29, said point being 34.65 feet left of James Road proposed centerline of construction station 104+07.31;

Thence **North 04 degrees 27 minutes 26 seconds East**, along the existing north centerline of right-of-way for James Road and along the west line of said ½ Section 29, a distance of **510.12 feet** to an angle point, said point being 9.00 feet left of James Road proposed centerline of construction Station 109+09.33;

Thence **North 04 degrees 26 minutes 27 seconds East**, continuing along the existing centerline of right-of-way for James Road and continuing along the west line of said ½ Section 29, a distance of **918.61 feet** to a point, said point being 8.92 feet left of James Road proposed centerline of construction Station 118+27.94;

Thence **South 85 degrees 33 minutes 33 seconds East**, along a line perpendicular to the previous course, a distance of **40.00 feet** to a point on the existing east right-of-way line for said James Road, established by the Easthampton Addition, of record in Plat Book 16, page 65, being the southwest corner of said Lot 19-A, and being the northwest corner of Lot 18 of said Easthampton Addition, as said Lot is described in a deed to First Alliance Properties, Ltd., of record in Instrument Number 200209230236439, said point being 31.08 feet right of James Road proposed centerline of construction Station 118+27.93, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **North 04 degrees 26 minutes 27 seconds East**, along the existing east right-of-way line for said James Road and along the west line of said Lot 19-A, a distance of **70.00 feet** (passing the northwest corner of said Lot 19-A at a distance of 50.00 feet, being the southwest corner of said Reserve “A”) to an iron pin set at a point of curvature on the existing east right-of-way line for said James Road, as established by said Amended Plat of Lots 19 and 20 of Easthampton Addition, said iron pin set being 31.09 feet right of James Road proposed centerline of construction Station 118+97.93;

Thence along the arc of a curve to the right, continuing along the existing east right-of-way line for said James Road and along the west line of said Reserve "A", said curve having a radius of **30.00 feet**, a central angle of **39 degrees 56 minutes 40 seconds**, and an arc length of **20.91 feet** to an iron pin set, said iron pin set being 38.09 feet right of James Road proposed centerline of construction Station 119+17.20, said curve being subtended by a long chord having a bearing of **North 24 degrees 24 minutes 47 seconds East** and a length of **20.49 feet**;

Thence **South 04 degrees 26 minutes 27 seconds West**, across said Reserve "A", a distance of **89.26 feet** (passing the south line of said Reserve "A" at a distance of 39.26 feet, being the north line of said Lot 19-A) to an iron pin set on the south line of said Lot 19-A, being the north line of said Lot 18, said iron pin set being 38.08 feet right of James Road proposed centerline of construction Station 118+27.93;

Thence **North 85 degrees 33 minutes 33 seconds West**, along the south line of said Lot 19-A and along the north line of said Lot 18, a distance of **7.00 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 **0.013 acres**, of which 0.008 acres is located within Franklin County Auditor's parcel number 010-095819 and 0.005 acres is located within Franklin County Auditor's parcel number 010-095821.

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".

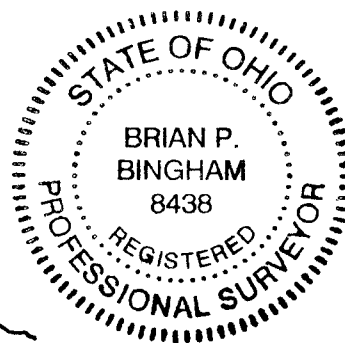
Iron pins set are 30" by 5/8" diameter rebar with caps stamped "American Structurepoint PS 8438".

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*  
 Brian P. Bingham, PS  
 Registered Professional Surveyor No. 8438

N-157



*2/3/2014*  
 Date

Split  
 7.00 ft Northline  
 7.00 ft Southline  
 off of Westline  
 out of  
 (010)  
 95819  
 +

Split Irregular Sectn  
 7.00 ft Southline  
 20.00 ft Westline  
 off of South West Corner  
 out of  
 (010)  
 95821

