

PARCEL 83-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 a 1.496 acre tract described in a deed to **James Plaza, LLC**, of record in Instrument Number 200502220032194, 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 ____, 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 east line of said ½ Section 30, and being the northwest corner of Caldwell Main Street Addition, as recorded in Plat Book 8, page 1B, 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 east line of said ½ Section 30 and along the west line of said Caldwell Main Street Addition, a distance of **877.32 feet** to a point, said point being 7.67 feet left of James Road proposed centerline of construction Station 130+62.13;

Thence **North 85 degrees 57 minutes 32 seconds West**, along a line perpendicular to the previous course, a distance of **30.00 feet** to the intersection of the existing west right-of-way line for said James Road (as established by a 10 foot wide parcel described in a deed to the City of Columbus, of record in Deed Book 1685, page 452) and the existing north right-of-way line for Mound Street (as established by a deed to the City of Columbus, of record in Deed Book 2098, page 598), being the southeast corner of said 1.496 acre tract, said point being 37.67 feet left of James Road proposed centerline of construction Station 130+62.45, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **North 85 degrees 49 minutes 48 seconds West**, along the existing north right-of-way line for said Mound Street and along the south line of said 1.496 acre tract, a distance of **3.19 feet** to an iron pin set, said iron pin set being 40.86 feet left of James Road proposed centerline of construction Station 130+62.49;

Thence **North 04 degrees 03 minutes 12 seconds East**, across said 1.496 acre tract, a distance of **302.05 feet** to an iron pin set on the north line of said 1.496 acre tract, being the south line of a tract of land described in a deed to Baker-James, LLC, of record in Instrument Number 200704240071169, said iron pin set being 41.84 feet left of James Road proposed centerline of construction Station 133+63.89;

Thence **South 85 degrees 27 minutes 25 seconds East**, along the north line of said 1.496 acre tract and along the south line of said Baker-James, LLC tract, a distance of **3.12 feet** to a point on the existing west right-of-way line for said James Road, being the northeast corner of said 1.496 acre tract, and being the southeast corner of said Baker-James, LLC tract, and being the northwest corner of a 10 foot wide parcel described in a deed to the City of Columbus, of record in Deed Book 1685, page 458, said iron pin set being 38.72 feet left of James Road proposed centerline of construction Station 133+63.88;

Thence **South 04 degrees 02 minutes 28 seconds West**, along the existing west right-of-way line for said James Road, along the east line of said 1.496 acre tract, along the west lines of 10 foot wide parcels described in deeds to the City of Columbus, of record in Deed Book 1685, page 458, Deed Book 1126, page 370 and Deed Book 1685, page 462, a distance of **302.03 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 **0.022 acres**, of which 0.005 acres is located within Franklin County Auditor's parcel number 010-047575, 0.007 acres is located within Franklin County Auditor's parcel number 010-046704, 0.004 acres is located within Franklin County Auditor's parcel number 010-001463, 0.003 acres is located within Franklin County Auditor's parcel number 010-091698 and 0.003 acres is located within Franklin County Auditor's parcel number 010-012778.

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 29, 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



5/5/2014
 Date

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