

**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, page 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 _____, 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 southeast corner of said ½ Section 30, 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 30, 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 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 original southeast corner of said 6.977 acre tract, being the original northeast corner of that 0.276 acre tract described in a deed to TRI D Investments, Ltd., of record in Instrument Number 200903170037336, said point being 8.92 feet left of James Road proposed centerline of construction Station 118+14.08, 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, (passing at a distance of 20.00 feet 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), a total distance of **30.00 feet** to a point on the existing west right-of-way line for said James Road, said point being the southwest corner of the first said City of Columbus parcel and the northwest corner of the second said City of Columbus parcel, said point being 38.92 feet left of James Road proposed centerline of construction Station 118+14.10;

Thence **North 85 degrees 31 minutes 33 seconds West**, continuing along the south line of said 6.977 acre tract and continuing along the north line of said 0.276 acre tract, a distance of **2.00 feet** to an iron pin set, said iron pin set being 40.92 feet left of James Road proposed centerline of construction Station 118+14.10;

Thence across said 6.997 acre tract along the following six (6) described courses:

1. **North 04 degrees 26 minutes 27 seconds East**, a distance of **109.08 feet** to an iron pin set, said iron pin set being 40.91 feet left of James Road proposed centerline of construction Station 119+23.19;
2. **North 32 degrees 16 minutes 56 seconds West**, a distance of **5.02 feet** to an iron pin set, said iron pin set being 43.91 feet left of James Road proposed centerline of construction Station 119+27.21;
3. **North 04 degrees 26 minutes 27 seconds East**, a distance of **61.58 feet** to an iron pin set, said iron pin set being 43.90 feet left of James Road proposed centerline of construction Station 119+88.79;
4. **North 42 degrees 30 minutes 58 seconds East**, a distance of **4.86 feet** to an iron pin set, said iron pin set being 40.90 feet right of James Road proposed centerline of construction Station 119+92.62;
5. **North 04 degrees 26 minutes 27 seconds East**, a distance of **118.28 feet** to an iron pin set, said iron pin set being 40.87 feet left of James Road proposed centerline of construction Station 121+10.90;
6. **North 45 degrees 44 minutes 02 seconds West**, a distance of **14.38 feet** to an iron pin set on the existing south right-of-way line for Astor Avenue, as established by the James Road Subdivision No. 1, of record in Plat Book 22, page 102, being the north line of said 6.997 acre tract, said iron pin set being 51.91 feet left of James Road proposed centerline of construction Station 121+20.11;

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 6.997 acre tract, a distance of **13.04 feet** to a point on the existing west right-of-way line for said James Road, being the northwest corner of the first said City of Columbus parcel, said point being 38.87 feet left of James Road proposed centerline of construction Station 121+20.10;

Thence **South 04 degrees 26 minutes 27 seconds West**, across said 6.997 acre parcel, along the existing west right-of-way line for said James Road and along the west line of said City of Columbus parcel, a distance of **306.00 feet** to a point on the south line of said 6.997 acre parcel, being on the north line of said 0.276 acre parcel, being the southwest corner of the first said City of Columbus parcel and being the northwest corner of the second said City of Columbus parcel, said point being 38.92 feet left of James Road proposed centerline of construction Station 118+14.10;

Thence **South 85 degrees 31 minutes 33 seconds East**, along the south line of said 6.997 acre parcel, along the north line of said 0.276 acre parcel, along the south line of the first said City of Columbus parcel and along the north line of the second said City of Columbus parcel, a distance of **10.00 feet** to a point on the original west right-of-way line for James Road, said point being the southeast corner of the first said City of Columbus parcel and being the northeast corner of the second said City of Columbus parcel, said point being 28.92 feet left of James Road proposed centerline of construction Station 118+14.09;

Thence **North 04 degrees 26 minutes 27 seconds East**, across said 6.997 acre parcel, 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 northeast corner of the first said City of Columbus parcel, being on the north line of said 6.977 acre tract, and being on the south line of said James Road Subdivision No. 1, said point being 28.87 feet left of James Road proposed centerline of construction Station 121+20.10;

Thence **South 85 degrees 31 minutes 53 seconds East**, along the north line of said 6.977 acre tract, along the south line of said James Road Subdivision No.1, a distance of **20.00 feet** to the existing centerline of right-of-way for James Road, being on the east line of said ½ Section 30, said point being the northeast corner of said 6.977 acre tract, and said point being 8.87 feet left of James Road proposed centerline of construction Station 121+20.08;

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 ½ 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 the herein described right-of-way parcel.

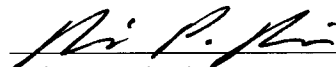
The above described right-of-way parcel contains a total area of **0.160 acres** (including 0.140 acres in the present road occupied) located within Franklin County Auditor's parcel number 010-093765.

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".

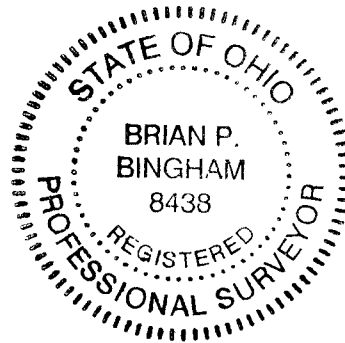
Iron pins set are 30" by 5/8" diameter rebar with caps stamped "American Structurepoint PS 8438".

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, PS
Registered Professional Surveyor No. 8438



5/5/2014
Date

N-132-A
Split
0.160 acre
out of
(010)
93765

