

**PARCEL 83A-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 three tracts of land described in deeds to **Main Country Corporation**, of record in Deed Book 2334, pages 616, 618 and 620, 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, 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 and along the east line of said ½ Section 30, a distance of **661.39 feet** to the northeast corner of the grantor's land, being the southeast corner of a tract of land described in a deed to Bernard R. Ruben and Murray Ebner, of record in Deed Book 2384, page 603, said point being 8.27 feet left of James Road proposed centerline of construction Station 132+77.94, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **South 04 degrees 02 minutes 28 seconds West**, continuing along the existing centerline of right-of-way for James Road, continuing along the east line of said ½ Section 30 and along the east line of the grantor's land, a distance of **246.00 feet** to the southeast corner of the grantor's land, being the southwest corner of Caldwell Main Street Addition, of record in Plat Book 8, page 1-B, being on the existing centerline of right-of-way for Mound Street, and being on the north line of a tract of land described in a deed to Harry A. Murray and Anna E. Murray, of record in Deed Book 979, page 328, said point being 7.99 feet left of James Road proposed centerline of construction Station 130+32.06;

Thence **North 85 degrees 49 minutes 48 seconds West**, along the existing centerline of right-of-way for Mound Street, along the original south line of the grantor's land and along the north line of said Murray tract, a distance of **20.00 feet** to a point on the original west right-of-way line for James Road, being the southwest corner of a 10 foot wide parcel described to the City of Columbus, of record in Deed Book 1685, pages 452 and 462, and Deed Book 1126, page 370, said point being 27.99 feet left of James Road proposed centerline of construction Station 130+32.32;

Thence **North 04 degrees 02 minutes 28 seconds East**, along the original west right-of-way line for James Road and along the east line of said City of Columbus parcel, a distance of **246.00 feet** a point on the north line of the grantor's land, being the south line of said Ruben and Ebner tract, said point being 28.27 feet left of James Road proposed centerline of construction Station 132+77.88;


Thence **South 85 degrees 49 minutes 48 seconds East**, along the north line of the grantor's land and along the south line of said Ruben and Ebner tract, a distance of **20.00 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 **0.113 acres**, of which all lies in the present road occupied.

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 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

D-128-A
New Entry
Drop 0.113 acre
to ROW
adj. to
(010)
47575

