

PARCEL 96-T
TEMPORARY EASEMENT

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 7 of Caldwell Main Street Addition, as recorded in Plat Book 8, Page 1B, as said Lot is described in a deed to **Mary P. Moore**, of record in Instrument Number 200706140103900, 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 121, Page 97, said parcel being more particularly bounded and described as follows:

Commencing for reference at the intersection of the existing east right-of-way line for said James Road and the existing north right-of-way line for a 20 foot wide unnamed alley, both as established by said Caldwell Main Street Addition, being the southwest corner of said Lot 7, said point being 30.00 feet right of James Road proposed centerline of construction Station 144+59.41;

Thence **South 87 degrees 56 minutes 05 seconds East**, along the existing north right-of-way line for said 20 foot wide unnamed alley and along the south line of said Lot 7, a distance of **3.50 feet** to an iron pin set at the southeast corner of a proposed right-of-way parcel for said James Road, said iron pin set being 33.50 feet right of James Road proposed centerline of construction Station 144+59.53, and said iron pin set being the **TRUE POINT OF BEGINNING** for this description;

Thence across said Lot 7 along the following six (6) described courses:

1. **North 04 degrees 02 minutes 28 seconds East**, along the east line of said proposed right-of-way parcel, a distance of **105.09 feet** to an iron pin set at a southeast corner of said right-of-way parcel, said iron pin set being 33.50 feet right of James Road proposed centerline of construction Station 145+64.62;
2. **North 40 degrees 41 minutes 12 seconds East**, along a southeast line of said right-of-way parcel, a distance of **8.47 feet** to a point, said point being 38.56 feet right of James Road proposed centerline of construction Station 145+71.42;
3. **South 19 degrees 44 minutes 23 seconds East**, a distance of **14.22 feet** to a point, said point being 44.29 feet right of James Road proposed centerline of construction Station 145+58.40;
4. **South 02 degrees 38 minutes 29 seconds West**, a distance of **25.91 feet** to a point, said point being 44.92 feet right of James Road proposed centerline of construction Station 145+32.50;
5. **North 85 degrees 57 minutes 32 seconds West**, a distance of **8.92 feet** to a point, said point being 36.00 feet right of James Road proposed centerline of construction Station 145+32.50;

6. **South 04 degrees 02 minutes 28 seconds West**, a distance of **72.88 feet** to a point on the existing north right-of-way line for said 20 foot wide unnamed alley, being on the south line of said Lot 7, said point being 36.00 feet right of James Road proposed centerline of construction Station 144+59.62;

Thence **North 87 degrees 56 minutes 05 seconds West**, along the existing north right-of-way line for said 20 foot wide unnamed alley and along the south line of said Lot 7, a distance of **2.50 feet** to the **TRUE POINT OF BEGINNING** for this description.


The above described temporary easement contains a total area of **0.013 acres** located within Franklin County Auditor's parcel number 010-088754.

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 "ASI PS-8438".

The above description was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on December 8, 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