

**PARCEL 13A-WD  
RIGHT-OF-WAY PARCEL**

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in ½ Section 32, Section 19, Township 12, Range 21, Refugee Lands, and being part of an original 20.00 acre tract described in deeds to **Robert F. Coppel and Paul L. Coppel**, of record in Deed Book 616, page 249 and Deed Book 1082, page 131, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel on the left and right side of the proposed centerline of construction for James Road and on the left and right side of the proposed centerline of construction for Livingston Avenue, 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:

**BEGINNING** at a railroad spike set at the intersection of the existing north centerline of right-of-way for James Road and the existing centerline of right-of-way for Livingston Avenue, being the northwest corner of said ½ Section 32, and being the southwest corner of a 0.211 acre parcel described in a deed to the City of Columbus, of record in Instrument Number 201003120029585, being the northwest corner of said original 20.00 acre tract, and being the northeast corner of Berwick Subdivision, of record in Plat Book 19, page 25, said point being 5.68 feet left of Livingston Avenue proposed centerline of construction Station 511+90.95;

Thence **South 85 degrees 47 minutes 50 seconds East**, along the existing centerline of right-of-way for Livingston Avenue, along the north line of said ½ Section 32, along the south line of said City of Columbus parcel and along the north line of the grantor's land, a distance of **295.11 feet** to the grantor's northeast corner, being the northwest corner of a tract of land described in a deed to Bernard R. Ruben, of record in Deed Book 2417, page 610, said point being 5.45 feet left of Livingston Avenue proposed centerline of construction Station 514+86.33;

Thence **South 05 degrees 04 minutes 39 seconds West**, along the east line of the grantor's land and along the west line of said Ruben tract, a distance of **30.00 feet** to the southeast corner of the grantor's land, being the northeast corner of Kingsgate Addition, of record in Plat Book 22, page 30, being the northwest corner of a strip of land described in a deed to the City of Columbus, of record in Deed Book 2296, page 416, said point being 24.50 feet right of Livingston Avenue proposed centerline of construction Station 514+84.50;

Thence **North 85 degrees 47 minutes 50 seconds West**, along the south line of the grantor's land and along the north line of said Kingsgate Addition, a distance of **294.84 feet** to the southwest corner of the grantor's land, being the northwest corner of said Kingsgate Addition, being on the west line of said ½ Section 32, and being on the east line of said Berwick Subdivision, said point being 24.32 feet left of Livingston Avenue proposed centerline of construction Station 511+90.81;

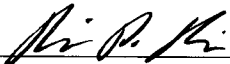
Thence **North 04 degrees 34 minutes 37 seconds East**, along the west line of said ½ Section 32, along the west line of the grantor's land and along the east line of said Berwick Subdivision, a distance of **30.00 feet** to the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel.

The above described right-of-way parcel contain a total area of **0.203 acres**, all of which 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 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.

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



5/5/2014  
Date

N-246  
New Entry  
Drop 0.203acres  
To ROW  
Adj. to  
(010)  
218917

