

**PARCEL 28-WD
RIGHT-OF-WAY PARCEL**

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 3 of Easthampton Addition, as recorded in Plat Book 16, page 65, as said Lot is described in a deed to **BKT Investments, LLC**, of record in Instrument Number 201206060079999, 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 ____, 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 southwest corner of said ½ Section 29, 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 29, 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 seconds East**, continuing along the existing centerline of right-of-way for James Road and continuing along the west line of said ½ Section 29, a distance of **74.44 feet** to a point, said point being 9.00 feet left of James Road proposed centerline of construction station 109+83.77;

Thence **South 85 degrees 33 minutes 33 seconds East**, along a line perpendicular to the previous course, a distance of **40.00 feet** to a point on the existing east right-of-way line for said James Road, as established by said Easthampton Addition, being the southwest corner of said Lot 3, and being the northwest corner of Lot 2 of said Easthampton Addition, as said Lot is described in a deed to Elizabeth T. Morbitzer, Trustee of the Morbitzer Family Trust, of record in Instrument Number 200407300176970 (½ interest) and Instrument Number 201212110189641 (½ interest), said point being 31.00 feet right of James Road proposed centerline of construction Station 109+83.76, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **North 04 degrees 26 minutes 27 seconds East**, along the existing east right-of-way line for said James Road and along the west line of said Lot 3, a distance of **44.17 feet** to the northwest corner of said Lot 3, said point being 31.01 feet right of James Road proposed centerline of construction Station 110+27.93;

Thence **South 85 degrees 33 minutes 33 seconds East**, along the north line of said Lot 3, a distance of **30.00 feet** to an iron pin set at a point on a curve on the existing south right-of-way line for Brownlee Avenue, as established by said Easthampton Addition, said iron pin set being 61.01 feet right of James Road proposed centerline of construction Station 110+27.93;

Thence along the arc of a curve to the left, across said Lot 3, said curve having a radius of **23.00 feet**, a central angle of **90 degree 00 minutes 00 seconds**, and an arc length of **36.13 feet** to an iron pin set at a point of tangency, said iron pin set being 38.01 feet right of James Road proposed centerline of construction Station 110+04.93, said curve being subtended by a long chord having a bearing of **South 49 degrees 26 minutes 27 seconds West** and a length of **32.53 feet**;

Thence **South 04 degrees 26 minutes 27 seconds West**, continuing across said Lot 3, a distance of **21.17 feet** to an iron pin set on the south line of said Lot 3, being the north line of said Lot 2, said iron pin set being 38.00 feet right of James Road proposed centerline of construction Station 109+83.76;

Thence **North 85 degrees 33 minutes 33 seconds West**, along the south line of said Lot 3 and along the north line of said Lot 2, a distance of **7.00 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 **0.010 acres** (including 0.004 acres in the present road occupied) located within Franklin County Auditor's parcel number 010-091227.

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".

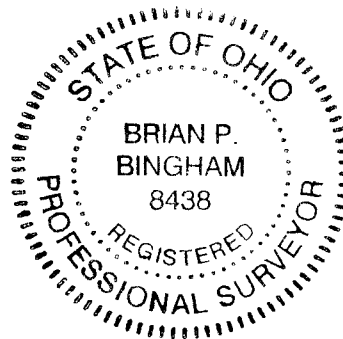
The above described right-of-way parcel was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on April 29, 2014, is based on an actual survey performed by Dynotec, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham
Brian P. Bingham, PS

Registered Professional Surveyor No. 8438

N-158
Split Irregular section
30.00ft Northline
44.17ft West line
off of Northwest corner
out of
(010) 91227



5/5/2014
Date

