

**PARCEL 62-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 Reserve “A” of James Road Subdivision No. 1, as recorded in Plat Book 22, Page 102, said Reserve “A” being described in a deed to **901 South James Road Center, LLC**, of record in Instrument Number 200710020172775, 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 121, Page 97, 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 24.46 feet left of James Road proposed centerline of construction station 110+84.04;

Thence **North 04 degrees 27 minutes 24 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 at James Road proposed centerline of construction Station 115+87.80;

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 **1,260.66 feet** to a point, said point being at James Road proposed centerline of construction Station 128+48.46;

Thence **North 85 degrees 33 minutes 33 seconds West**, along a line perpendicular to the previous course, a distance of **40.00 feet** to the intersection of the existing west right-of-way line for James Road and the existing north right-of-way line for Astor Avenue, both as established by said James Road Subdivision No. 1, being the southeast corner of said Reserve “A”, said point being 40.00 feet left of James Road proposed centerline of construction Station 128+48.46, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **North 85 degrees 41 minutes 33 seconds West**, along the existing north right-of-way line for said Astor Avenue and along the south line of said Reserve “A”, a distance of **9.98 feet** to an iron pin set at a point at a point of cusp, said iron pin set being 49.98 feet left of James Road proposed centerline of construction Station 128+48.43;

Thence along the arc of a curve to the left, along the existing north right-of-way line for said Astor Avenue and across said Reserve "A", said curve having a radius of **10.00 feet**, a central angle of **89 degrees 52 minutes 00 seconds**, and an arc length of **15.68 feet** to an iron pin set at a point of cusp on the existing west right-of-way line for said James Road, being the east line of said Reserve "A", said iron pin set being 40.00 feet left of James Road proposed centerline of construction Station 128+58.43, said curve being subtended by a long chord having bearing of **North 49 degrees 22 minutes 27 seconds East** and a length of **14.13 feet**;

Thence **South 04 degrees 26 minutes 27 seconds West**, along the existing west right-of-way line for said James Road and along the east line of said Reserve "A", a distance of **9.98 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 **0.001 acres** located within Franklin County Auditor's parcel number 010-096453, none 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".

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 6, 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.

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



1/9/2017  
Date

N-132-A  
Split  
0.001 acre  
out of  
(010)  
96453

