

**CITY OF COLUMBUS
RECREATION AND PARKS DEPARTMENT
0.087 ACRES**

Situate in the State of Ohio, Franklin County, City of Columbus, and lying in Quarter Township 3, Township 2, Range 19, United States Military Lands, and known as being a portion of the existing 10-foot Public Bike Path as dedicated upon the Riverside Green South Section 5 Plat of record in Plat Book Number 57, Page 74 (all records referenced herein refer to the Franklin County Records) and being more particularly described as follows:

BEGINNING at an Iron Pin Set at the intersection of the northerly line of the southerly portion of the 1.392 acre tract, designated on said plat as "Park", dedicated to the City of Columbus as delineated in Plat Book 57 Page 74 and the existing westerly right-of-way line of Bannister Drive (50 foot right of way) as platted in said Riverside Green South Section Five and the southerly line of said 10-foot Public Bike Path;

Thence in the southerly line of said 10-foot Public Bike Path, South 59°-11'-58" West, a distance of 41.27 feet, leaving the existing right-of-way line of Bannister Drive, to an Iron Pin Set at a point of curvature;

Thence the following three (3) courses continuing through said Riverside Green South Section 5:

- 1) Along a curve to the right with a radius of 220.00 feet, a delta angle of 16° 29' 06", a curve length of 63.30 feet, with a chord bearing South 67°-26'-30" West a distance of 63.08 feet, coincident with the northerly line of a portion of said 1.392 acre tract, to an Iron Pin Set at a point of tangency;
- 2) South 75°-41'-02" West, a distance of 184.35 feet, being coincident with the northerly line of said 1.392 acre tract, to an Iron Pin Set at a point of curvature;
- 3) Along a curve to the right with a radius of 290.00 feet, a delta angle of 18° 18' 28", a curve length of 92.66 feet, with a chord bearing South 84°-48'-17" West a distance of 92.27 feet, being coincident with the northerly line of a portion of said 1.392 acre tract, to an Iron Pin Set at a point of tangency on the northerly line of Riverside Green South Section 4 of record in Plat Book 57, Page 49;

Thence passing through said 10-foot Public Bike Path, North 03°-59'-32" East, a distance of 10.00 feet, to an Iron Pin Set on the southerly line of the Green Belt Three tract in as platted in said Riverside Green South Section Five;

Thence the following four (4) courses in the northerly line of said 10-foot Public Bike Path along the southerly line of the northerly portion of said 1.392 acre tract, designated on said plat as "Park", and continuing through said Riverside Green South Section 5:

- 1) Along a curve to the left, non-tangent to the previous course, being coincident with the existing southerly line of said Green

Belt Three tract, with a radius of 280.00 feet, a delta angle of 18° 18' 28", a curve length of 89.47 feet, with a chord bearing North 84° -48' -13" East a distance of 89.09 feet, to an Iron Pin Set at a point of tangency;

- 2) North 75°-41'-02" East, a distance of 184.35 feet, being along a portion of the southerly line of Green Belt Three tract, to an Iron Pin Set at a point of curvature;
- 3) Along a curve to the left, with a radius of 210.00 feet, a delta angle of 16° 29' 06", a curve length of 60.42 feet, with a chord bearing North 67° -26'-30" East a distance of 60.21 feet, to an Iron Pin Set at a point of tangency;
- 4) North 59°-11'-58" East, a distance of 41.87 feet, to an Iron Pin Set on the existing westerly right of way line of said Bannister Drive;

Thence, continuing in the northerly line of said 10-foot Public Bike Path, along a curve to the right, non-tangent to the previous course, with a radius of 125.00 feet, a delta angle of 04°-35'-36", a curve length of 10.02 feet, with a chord bearing South 27°-21'-25" East, a distance of 10.02 feet, being coincident with the existing westerly right-of-way line of Bannister Drive, to the **POINT OF BEGINNING**.

Containing 0.087 acres, more or less, and subject to all easements, restrictions, and rights-of-way of record.

The bearings in the above description are based on the grid bearing of South 30°-48'-02" East for the existing centerline of Bannister Drive as determined by a GPS network of field observations performed in September, 2022 and are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2011).

All Iron Pins Set are 5/8-inch in diameter and 30 inches in length, with a yellow cap stamped "DLZ OHIO INC."

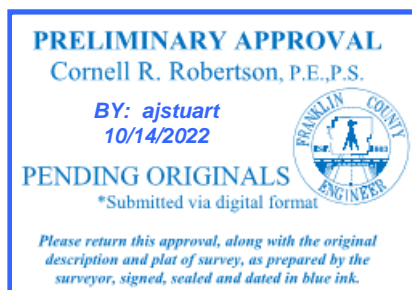
I certify that this description is based upon a survey conducted under my direct supervision in September, 2022 and that it and the information contained herein are true and correct to the best of my knowledge.



DLZ Ohio, Inc.



Samuel L. Stiltner
Professional Surveyor No. 8364

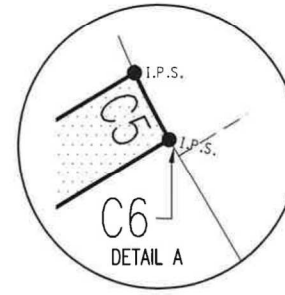


2221-2065.00

C1 R=220.00' Δ=16°29'06" L=63.30' CH D=63.08' CH B=S 67°26'30" W	C2 R=290.00' Δ=18°18'28" L=92.66' CH D=92.27' CH B=S 84°48'17" W	C3 R=280.00' Δ=18°18'28" L=89.47' CH D=89.09' CH B=N 84°48'13" E	C4 R=210.00' Δ=16°29'06" L=60.42' CH D=60.21' CH B=N 67°26'30" E
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C5 R=125.00' Δ=04°35'36" L=10.02' CH D=10.02' CH B=S 27°21'25" E	C6 R=125.00' Δ=01°08'49" L=2.50' CH D=2.50' CH B=N 30°13'35" W
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SURVEY OF 0.087 ACRE
FOR CITY OF COLUMBUS
RECREATION AND PARKS DEPARTMENT
QUARTER TOWNSHIP 3,
TOWNSHIP 2, RANGE 19,
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO



SCALE: 1" = 50'
DISTANCES SHOWN HEREON
ARE IN U.S. SURVEY FEET

LEGEND:

● = 5/8" IRON REBAR SET WITH
YELLOW DLZ CAP STAMPED
"DLZ OHIO INC."
⊙ = IRON PIPE FOUND

○ = IRON PIN FOUND
P.O.B. = POINT OF BEGINNING
R/W = RIGHT-OF-WAY
C/L = CENTER-LINE
PG. = PAGE

DEED & SURVEY REFERENCES:

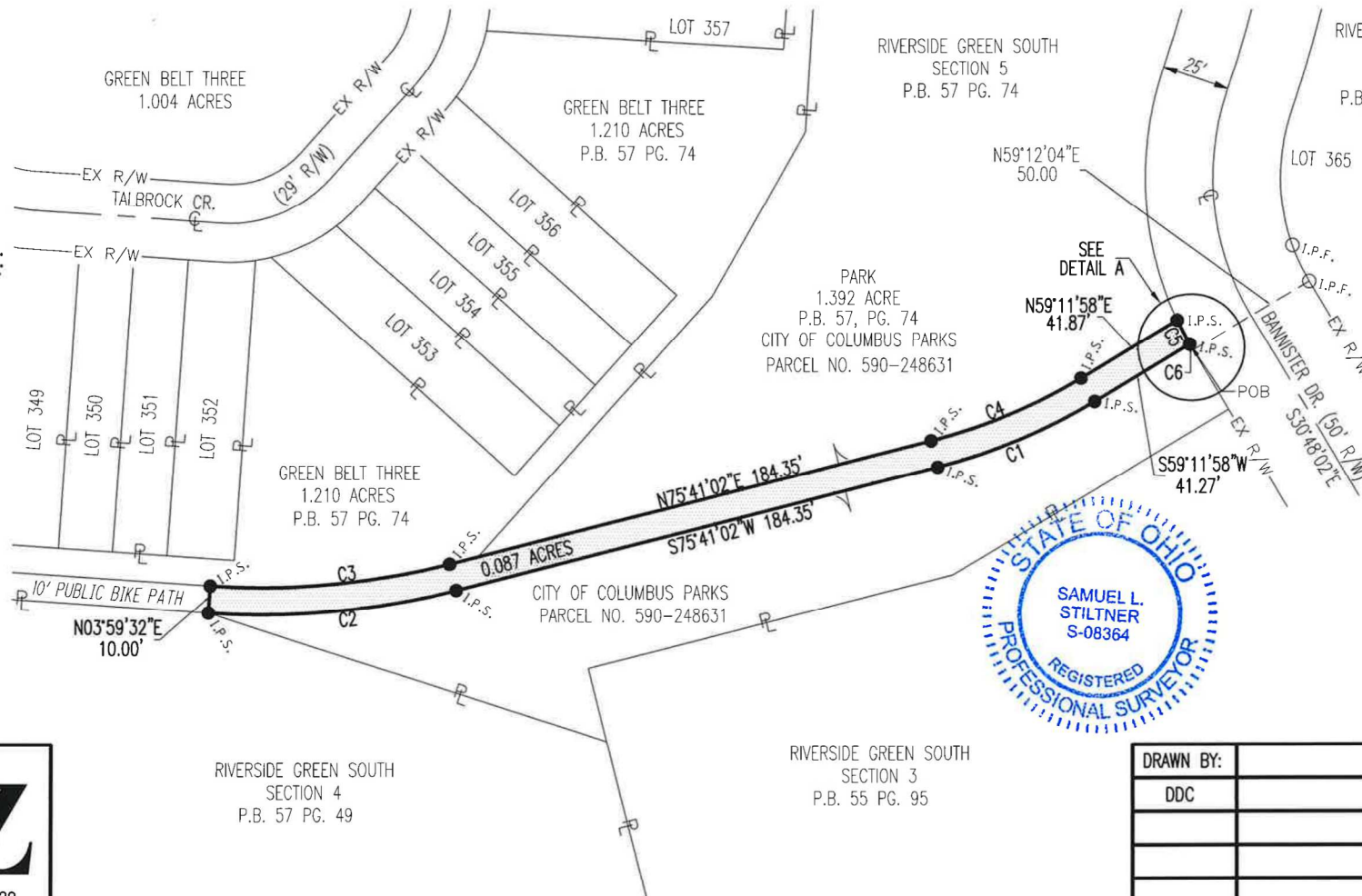
DEED REFERENCES ARE SHOWN HEREON.
SUBDIVISION REFERENCES ARE SHOWN
HEREON.

OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION
ALONG BOUNDARY LINES UNLESS
OTHERWISE SHOWN.

BASIS FOR BEARINGS:

BEARINGS AND DISTANCES, SHOWN
HEREON, ARE BASED ON THE GRID BEARING
OF S 30°-48'-02" E FOR THE EXISTING
CENTERLINE OF BANNISTER AVENUE AND
DERIVED FROM A NETWORK OF GPS
OBSERVATIONS BASED ON GRID NORTH,
OHIO STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD83 (2011).



CERTIFICATION:

THIS PLAT WAS PREPARED BY DLZ OHIO, INC. AND
IS A TRUE AND ACCURATE REPRESENTATION, TO
THE BEST OF MY KNOWLEDGE AND BELIEF, OF A
SURVEY MADE BY THE SAME IN SEPTEMBER, 2022.

THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE POLICY; ALL OWNERSHIP
SHOWN IS BASED UPON RECORD DATA ACQUIRED
AT THE TIME OF SURVEY, NO GUARANTEE IS
PLACED UPON ACTUAL OWNERSHIP OF ANY
PROPERTY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY
THAT WOULD BE REVEALED IN A TITLE EXAMINATION.

Samuel L. Stiltner 10/12/2022

SAMUEL L. STILTNER
PROFESSIONAL SURVEYOR NO. 8364
OCTOBER, 2022



DRAWN BY:	DESCRIPTION	REV. NO.	DATE
DDC			9/29/2022

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