

LEGAL DESCRIPTION

**41.57 ±ACRE SUBAREA A - R-3, RESIDENTIAL DISTRICT
ZONING BOUNDARY**

Situated in the State of Ohio, County of Franklin, in the City of Columbus, Virginia Military Survey Number 544, and being part of a 45.140 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 202009240144316, also being all of a 4.281 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 202012150199175, also being part of the remainder of a 10.707 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 202009240144316, also being part of the remainder of a 14.142 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 202101210012927, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

COMMENCING from Franklin County Monument 1527 found at the centerline of Dublin Road;

Thence along the centerline of Dublin Road, North 48 degrees 06 minutes 00 seconds West, 38.80 feet to a mag nail found in the centerline of Dublin road;

Thence leaving the centerline of Dublin road, North 15 degrees 09 minutes 50 seconds West, 79.94 feet to a mag nail found in the centerline of Old Dublin Road (formerly Robinson Road);

Thence along the centerline of Old Dublin Road, North 07 degrees 11 minutes 45 seconds West, 76.71 feet to a railroad spike found;

Thence continuing along the centerline of Old Dublin Road, North 07 degrees 25 minutes 42 seconds West, 672.81 feet to a railroad spike found;

Thence continuing along the centerline of Old Dublin Road, North 06 degrees 53 minutes 16 seconds West, 718.60 feet to a railroad spike found at a point of curvature of the centerline of Old Dublin Road;

Thence leaving the centerline of Old Dublin Road, North 83 degrees 02 minutes 21 seconds East, 30.00 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342" on the easterly line of Old Dublin Road and on the westerly line of a 62.035 acre tract as conveyed to Board of Park Commissioners of The Columbus and Franklin County Metropolitan Park District as recorded in Instrument Number 201802280027722;

Thence along a easterly line of Old Dublin Road and a westerly line of said 62.035 acre tract, along a curve to the left having a radius of 317.68 feet, a delta angle of 05.23'25", an arc length of 29.91 feet, and a chord which bears North 09 degrees 39 minutes 21 seconds West, 29.90 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342", being on an easterly line of Old Dublin Road and a 2.019 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 201802280027721, also being on a westerly corner of said 45.140 acre tract;

Thence along the northwesterly line of said 62.035 acre tract and along a southeasterly line of said 45.140 acre tract, North 53 degrees 34 minutes 16 seconds East, 104.06 feet to a mag spike found on a point of curvature;

Thence along a northerly line of said 62.035 acre tract and along a southerly line of said 45.140 acre tract, along a curve to the right having a radius of 15.00 feet, a delta angle of 84.57'00", an arc length of 22.24 feet, and a chord bearing and distance of South 87 degrees 57 minutes 13 seconds East, 20.26 feet to a mag spike found, said mag spike found being the TRUE POINT OF BEGINNING;

Thence across said 45.140 acre tract, North 40 degrees 55 minutes 21 seconds West, 94.98 feet to a mag spike found, being a northerly corner of said 45.140 acre tract and being the southerly corner of a 118.306 acre tract as conveyed to the Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District in Instrument Number 201806220082818;

Thence along the common line of said 45.140 acre tract and said 118.306 acre tract, the following two (2) courses:

North 68 degrees 39 minutes 31 seconds East, 62.95 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342";

North 78 degrees 41 minutes 33 seconds East, passing a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342" at 1266.40 feet, said rebar being the southeasterly corner of said 118.306 acre tract and being the southwesterly corner of a 43.160 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 201802280027721, a total distance of 1392.33 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342";

Thence along the common lines of said 45.140 acre tract and said 43.160 acre tract, the following six (6) courses:

South 55 degrees 48 minutes 56 seconds East, 75.90 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342";

South 33 degrees 35 minutes 42 seconds East, 109.48 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342";

South 60 degrees 13 minutes 18 seconds West, 63.37 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342";

Along a curve to the right having a radius of 230.00 feet, a delta angle of 47°50'36", an arc length of 192.06 feet, and a chord bearing and distance of South 33 degrees 43 minutes 42 seconds East, 186.52 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342", being on a point of reverse curvature;

Along a curve to the left having a radius of 732.83 feet, a delta angle of 27°32'24", an arc length of 352.24 feet, and a chord bearing and distance of South 23 degrees 34 minutes 36 seconds East, 348.86 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342", being on a point of tangency; South 39 degrees 54 minutes 20 seconds East, 388.60 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342", being on a point of curvature;

Thence continuing in part along the easterly line of said 45.140 acre tract and along the easterly line of the remainder of said 14.142 acre tract, and along the westerly line of said 43.160 acre tract, along a curve to the right having a radius of 1380.00 feet, a delta angle of 4°51'13", an arc length of 116.90 feet, and a chord bearing and distance of South 37 degrees 28 minutes 43 seconds East, 114.87 feet to a point;

Thence across the remainder of said 14.142 acre tract, across said 45.140 acre tract, across the remainder of said 10.707 acre tract, South 53 degrees 56 minutes 51 seconds West, 1109.19 feet to a point;

Thence continuing across the remainder of said 10.707 acre tract, South 51 degrees 37 minutes 01 seconds West, 22.50 feet to a point, being on the southwesterly line of said 10.707 acre tract and being on the northeasterly line of said 62.035 acre tract;

Thence along the southwesterly line of said 1 0. 707 acre tract, along the southwesterly line of said 45.140 acre tract, along the northeasterly line of said 62.035 acre tract, North 38 degrees 22 minutes 59 seconds West, 848.57 feet to a mag spike found;

Thence continuing along the southwesterly line of said 45.140 acre tract and along the northeasterly line of said 62.035 acre tract, North 39 degrees 40 minutes 37 seconds West, 946.43 feet to a mag spike found, said mag spike found being the TRUE POINT OF BEGINNING, containing 41.57± acres, more or less.

This description is based on a field survey by E.P. Ferris & Associates on June 4, 2020, and written by E.P. Ferris & Associates in 2021 and is intended to be used for zoning purposes only.

LEGAL DESCRIPTION

**7.41± ACRE SUBAREA B – AR-3, APARTMENT RESIDENTIAL DISTRICT
ZONING BOUNDARY**

Situated in the State of Ohio, County of Franklin, in the City of Columbus, Virginia Military Survey Number 544, and being part of a 45.140 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 202009240144316, also being all of a 4.'281 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 202012150199175, also being part a 10.707 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 202009240144316, also being part of the remainder of a 14.142 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 202101210012927, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

COMMENCING from Franklin County Monument 1527 found at the centerline of Dublin Road;
Thence along the centerline of Dublin Road, North 48 degrees 06 minutes 00 seconds West, 38.80 feet to a mag nail found in the centerline of Dublin road;

Thence leaving the centerline of Dublin road, North 15 degrees 09 minutes 50 seconds West, 79.94 feet to a mag nail found in the centerline of Old Dublin Road (formerly Robinson Road);

Thence along the centerline of Old Dublin Road, North 07 degrees 11 minutes 45 seconds West, 76.71 feet to a railroad spike found;

Thence continuing along the centerline of Old Dublin Road, North 07 degrees 25 minutes 42 seconds West, 672.81 feet to a railroad spike found;

Thence continuing along the centerline of Old Dublin Road, North 06 degrees 53 minutes 16 seconds West, 718.60 feet to a railroad spike found at a point of curvature of the centerline of Old Dublin Road;

Thence leaving the centerline of Old Dublin Road, North 83 degrees 02 minutes 21 seconds East, 30.00 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342" on the easterly line of Old Dublin Road and on the westerly line of a 62.035 acre tract as conveyed to Board of Park Commissioners of The Columbus and Franklin County Metropolitan Park District as recorded in Instrument Number 201802280027722;

Thence along a easterly line of Old Dublin Road and a westerly line of said 62.035 acre tract, along a curve to the left having a radius of 317.68 feet, a delta angle of 05°23'25", an arc length of 29.91 feet, and a chord which bears North 09 degrees 39 minutes 21 seconds West, 29.90 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342" being on an easterly line of Old Dublin Road and a 2.019 acre

tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 201802280027721, also being on a westerly corner of said 45.140 acre tract;

Thence along the common line of said 69.989 acre tract and of said 62.035 acre tract, the following seven (7) courses:

North 53 degrees 34 minutes 16 seconds East, 104.06 feet to a mag spike found at a point of curvature;

Along a curve to the right having a radius of 15.00 feet, a delta angle of $84^{\circ}57'00''$, an arc length of 22.24 feet, and a chord which bears South 83 degrees 57 minutes 13 seconds East, 20.26 feet to a mag spike found at a point of tangency;

South 41 degrees 28 minutes 43 seconds East, 17.98 feet to a mag spike found;

South 39 degrees 40 minutes 37 seconds East, 846.43 feet to a mag spike found;

South 38 degrees 22 minutes 59 seconds East, 848.56 feet to a point on the common line of said 69.989 acre tract and of said 62.035 acre tract;

Thence across said 10.707 acre tract, North 51 degrees 37 minutes 01 seconds East, 22.50 feet to a point;

Thence across said 10.707 acre tract, North 53 degrees 56 minutes 51 seconds East, 28.52 feet to a point, said point being the TRUE POINT OF BEGINNING;

Thence across said 10.707 acre tract and said 45.140 acre tract, the following fifteen (15) courses:

North 53 degrees 56 minutes 51 seconds East, 1020.65 feet to a point;

Along a curve to the right having a radius of 1320.00 feet, a delta angle of $16^{\circ}05'36''$, an arc length of 370.76 feet, and a chord which bears South 26 degrees 57 minutes 34 seconds East, 369.55 feet to a point of tangency;

South 18 degrees 42 minutes 02 seconds East, 9.79 feet to a point;

South 72 degrees 55 minutes 22 seconds West, 12.55 feet to a point of curvature;

Along a curve to the left having a radius of 142.50 feet, a delta angle of $41^{\circ}21'42''$, an arc length of 102.87 feet, and a chord which bears South 33 degrees 15 minutes 57 seconds West, 100.65 feet to a point of tangency;

South 12 degrees 35 minutes 06 seconds West, 12.86 feet to a point;

Along a curve to the left having a radius of 508.50 feet, a delta angle of $06^{\circ}53'57''$, an arc length of 61.23 feet, and a chord which bears North 83 degrees 44 minutes 38 seconds West, 61.19 feet to a point of reverse curvature;

Along a curve to the right having a radius of 471.50 feet, a delta angle of $48^{\circ}48'38''$, an arc length of 401.67 feet, and a chord which bears North 62 degrees 47 minutes 18 seconds West, 389.64 feet to a point of tangency;

North 38 degrees 22 minutes 59 seconds West, 11.34 feet to a point, said point being the TRUE POINT OF BEGINNING, containing 7.41± acres, more or less.

This description is based on a field survey by E.P. Ferris & Associates on June 4, 2020, and written by E.P. Ferris & Associates in 2021 and is intended to be used for zoning purposes only.

LEGAL DESCRIPTION

**10.69 ±ACRE SUBAREA C - AR-3, APARTMENT RESIDENTIAL DISTRICT
ZONING BOUNDARY**

Situated in the State of Ohio, County of Franklin, in the City of Columbus, Virginia Military Survey Number 544, and being part of a 45.140 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 202009240144316, also being all of a 4.281 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 202012150199175, also being part a 10.707 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 202009240144316, also being part of the remainder of a 14.142 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 20210121 0012927, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

COMMENCING from Franklin County Monument 1527 found at the centerline of Dublin Road;

Thence along the centerline of Dublin Road, North 48 degrees 06 minutes 00 seconds West, 38.80 feet to a mag nail found in the centerline of Dublin road; Thence leaving the centerline of Dublin road, North 15 degrees 09 minutes 50 seconds West, 79.94 feet to a mag nail found in the centerline of Old Dublin Road (formerly Robinson Road);

Thence along the centerline of Old Dublin Road, North 07 degrees 11 minutes 45 seconds West, 76.71 feet to a railroad spike found;

Thence continuing along the centerline of Old Dublin Road, North 07 degrees 25 minutes 42 seconds West, 672.81 feet to a railroad spike found;

Thence continuing along the centerline of Old Dublin Road, North 06 degrees 53 minutes 16 seconds West, 718.60 feet to a railroad spike found at a point of curvature of the centerline of Old Dublin Road;

Thence leaving the centerline of Old Dublin Road, North 83 degrees 02 minutes 21 seconds East, 30.00 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342" on the easterly line of Old Dublin Road and on the westerly line of a 62.035 acre tract as conveyed to Board of Park Commissioners of The Columbus and Franklin County Metropolitan Park District as recorded in Instrument Number 201802280027722;

Thence along a easterly line of Old Dublin Road and a westerly line of said 62.035 acre tract, along a curve to the left having a radius of 317.68 feet, a delta angle of 05°23'25", an arc length of 29.91 feet, and a chord which bears North 09 degrees 39 minutes 21 seconds West, 29.90 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342" being on an easterly line of Old Dublin Road and a 2.019 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 201802280027721, also being on a westerly corner of said 45.140 acre tract;

Thence along the common line of said 69.989 acre tract and of said 62.035 acre tract, the following seven (7) courses:

North 53 degrees 34 minutes 16 seconds East, 104.06 feet to a mag spike found at a point of curvature;

Along a curve to the right having a radius of 15.00 feet, a delta angle of $84^{\circ}57'00''$, an arc length of 22.24 feet, and a chord which bears South 83 degrees 57 minutes 13 seconds East, 20.26 feet to a mag spike found at a point of tangency;

South 41 degrees 28 minutes 43 seconds East, 17.98 feet to a mag spike found;

South 39 degrees 40 minutes 37 seconds East, 846.43 feet to a mag spike found;

South 38 degrees 22 minutes 59 seconds East, 848.56 feet to a point on the common line of said 69.989 acre tract and of said 62.035 acre tract, said point being the TRUE POINT OF BEGINNING;

Thence across said 10.707 acre tract and said 14.142 acre tract, the following seventeen (17) courses:

North 51 degrees 37 minutes 01 seconds East, 22.50 feet to a point;

North 53 degrees 56 minutes 51 seconds East, 28.52 feet to a point;

South 38 degrees 22 minutes 59 seconds East, 11.34 feet to a point;

Along a curve to the left having a radius of 471.50 feet, a delta angle of $48^{\circ}48'38''$, an arc length of 401.67 feet, and a chord which bears South 62 degrees 47 minutes 18 seconds East, 389.64 feet to a point of reverse curvature;

Along a curve to the right having a radius of 508.50 feet, a delta angle of $06^{\circ}53'57''$, an arc length of 61.23 feet, and a chord which bears South 83 degrees 44 minutes 38 seconds East, 61.19 feet to a point;

North 12 degrees 35 minutes 06 seconds East, 12.86 feet to a point;

Along a curve to the right having a radius of 142.50 feet, a delta angle of $41^{\circ}21'42''$, an arc length of 102.87 feet, and a chord which bears North 33 degrees 15 minutes 57 seconds East, 100.65 feet to a point of tangency;

North 53 degrees 56 seconds 47 seconds East, 169.63 feet to a point;

North 36 degrees 03 minutes 09 seconds West, 317.45 feet to a point;

North 53 degrees 56 minutes 51 seconds East, 57.00 feet to a point; South 36 degrees 03 minutes 09 seconds East, 317.45 feet to a point;

North 53 degrees 56 minutes 48 seconds East, 313.90 feet to a point of curvature;

Along a curve to the right having a radius of 252.50 feet, a delta angle of $18^{\circ}58'35''$, an arc length of 83.63 feet, and a chord which bears North 63 degrees 26 minutes 05 seconds East, 83.25 feet to a point of tangency;

North 72 degrees 55 minutes 22 seconds East, 12.55 feet to a point; North 18 degrees 42 minutes 02 seconds West, 9.79 feet to a point;

Along a curve to the left having a radius of 1320.00 feet, a delta angle of $16^{\circ}05'36''$, an arc length of 370.76 feet, and a chord which bears North 26 degrees 57 minutes 34 seconds West, 369.55 feet to a point;

North 53 degrees 56 minutes 51 seconds East, 60.01 feet to a point on the common line of said 14.142 acre tract and a 43.160 acre tract as conveyed to Marble Cliff Canyon. LLC in Instrument Number 201802280027721;

Thence along said common line of said 14.142 acre tract and said 43.160 acre tract, the following two (2) courses:

Along a curve to the right having a radius of 1380.00 feet, a delta angle of $23^{\circ}05'45''$, an arc length of 556.28 feet, and a chord which bears South 23 degrees 30 minutes 14 seconds East, 552.52 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342" at a point of reverse curvature;

Along a curve to the left having a radius of 773.78 feet, a delta angle of $21^{\circ}04'35''$, an arc length of 284.64 feet, and a chord which bears South 22 degrees 29 minutes 39 seconds East, 283.03 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342";

Thence across said 14.142 acre tract, the following twelve (12) courses:

South 67 degrees 40 minutes 15 seconds West, 32.04 feet to a point;

Along a curve to the left having a radius of 805.28 feet, a delta angle of $07^{\circ}44'17''$, an arc length of 108.76 feet, and a chord which bears South 36 degrees 28 minutes 41 seconds East, 108.67 feet to a point of reverse curvature;

Along a curve to the right having a radius of 194.50 feet, a delta angle of $43^{\circ}23'18''$, an arc length of 147.29 feet, and a chord which bears South 18 degrees 39 minutes 10 seconds East, 143.79 feet to a point; South 87 degrees 41 minutes 47 seconds West, 110.06 feet to a point;

North 36 degrees 30 minutes 13 seconds West, 96.63 feet to a point;

South 53 degrees 57 minutes 00 seconds West, 169.93 feet to a point;

South 18 degrees 43 minutes 43 seconds West, 55.29 feet to a point; South 88 degrees 03 minutes 09 seconds East, 102.43 feet to a point;

South 02 degrees 22 minutes 20 seconds East, 127.00 feet to a point;

South 85 degrees 53 minutes 29 seconds West, 35.87 feet to a point of curvature;

Along a curve to the right having a radius of 393.50 feet, a delta angle of $57^{\circ}12'15''$, an arc length of 392.87 feet, and a chord which bears North 65 degrees 30 minutes 24 seconds West, 376.76 feet to a point of reverse curvature;

Along a curve to the left having a radius of 451.50 feet, a delta angle of $36^{\circ}39'27''$, an arc length of 288.87 feet, and a chord which bears North 55 degrees 13 minutes 59 seconds West, 283.96 feet to a point on the common line of said 14.142 acre tract and said 62,035 acre tract;

Thence along said common line of said 14.142 acre tract and said 62.035 acre tract, the following four (4) courses:

North 15 degrees 31 minutes 14 seconds West, 8.55 feet to mag spike found;

Along a curve to the left having a radius of 477.52 feet, a delta angle of 12.18'32", an arc length of 102.59 feet, and a chord which bears North 81 degrees 14 minutes 46 seconds West, passing an Iron Pin Found at 38.62 feet, a total distance of 102.39 feet to a mag spike found and being a point of reverse curvature;

Along a curve to the right having a radius of 522.49 feet, a delta angle of 49°01'03", an arc length of 447.00 feet, and a chord which bears North 62 degrees 53 minutes 30 seconds West, 433.49 feet to a mag spike found and being a point of tangency;

North 38 degrees 22 minutes 59 seconds West, 12.50 feet to a point on the common line of said 69.989 acre tract and of said 62.035 acre tract, said point being the TRUE POINT OF BEGINNING, containing 10.69± acres more or less.

This description is based on a field survey by E.P. Ferris & Associates on June 4, 2020, and written by E.P. Ferris & Associates in 2021 and is intended to be used for zoning purposes only.

LEGAL DESCRIPTION

1.56 ±ACRE SUBAREA E - AR-3, APARTMENT RESIDENTIAL DISTRICT ZONING BOUNDARY

Situated in the State of Ohio, County of Franklin, in the City of Columbus, Virginia Military Survey Number 544, and being part of a 45.140 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 202009240144316, also being all of a 4.281 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 202012150199175, also being part a 10.707 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 202009240144316, also being part of the remainder of a 14.142 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 202101210012927, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

COMMENCING from Franklin County Monument 1527 found at the centerline of Dublin Road;

Thence along the centerline of Dublin Road, North 48 degrees 06 minutes 00 seconds West, 38.80 feet to a mag nail found in the centerline of Dublin road;

Thence leaving the centerline of Dublin road, North 15 degrees 09 minutes 50 seconds West, 79.94 feet to a mag nail found in the centerline of Old Dublin Road (formerly Robinson Road);

Thence along the centerline of Old Dublin Road, North 07 degrees 11 minutes 45 seconds West, 76.71 feet to a railroad spike found;

Thence continuing along the centerline of Old Dublin Road, North 07 degrees 25 minutes 42 seconds West, 672.81 feet to a railroad spike found;

Thence continuing along the centerline of Old Dublin Road, North 06 degrees 53 minutes 16 seconds West, 718.60 feet to a railroad spike found at a point of curvature of the centerline of Old Dublin Road; Thence leaving the centerline of Old Dublin Road, North 83 degrees 02 minutes 21 seconds East, 30.00 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342" on the easterly line of Old Dublin

Road and on the westerly line of a 62.035 acre tract as conveyed to Board of Park Commissioners of The Columbus and Franklin County Metropolitan Park District as recorded in Instrument Number 201802280027722;

Thence along a easterly line of Old Dublin Road and a westerly line of said 62.035 acre tract, along a curve to the left having a radius of 317.68 feet, a delta angle of $05^{\circ}23'25''$, an arc length of 29.91 feet, and a chord which bears North 09 degrees 39 minutes 21 seconds West, 29.90 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342" being on an easterly line of Old Dublin Road and a 2.019 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 201802280027721, also being on a westerly corner of said 45.140 acre tract;

Thence along the common line of said 69.989 acre tract, said 14.142 acre tract, and of said 62.035 acre tract, the following sixteen (16) courses:

North 53 degrees 34 minutes 16 seconds East, 104.06 feet to a mag spike found at a point of curvature;

Along a curve to the right having a radius of 15.00 feet, a delta angle of $84^{\circ}57'00''$, an arc length of 22.24 feet, and a chord which bears South 83 degrees 57 minutes 13 seconds East, 20.26 feet to a mag spike found at a point of tangency;

South 41 degrees 28 minutes 43 seconds East, 17.98 feet to a mag spike found; South 39 degrees 40 minutes 37 seconds East, 846.43 feet to a mag spike found;

South 38 degrees 22 minutes 59 seconds East, 861.06 feet to a mag spike found being a point of curvature;

Along a curve to the left having a radius of 522.49 feet, a delta angle of $49^{\circ}01'03''$, an arc length of 447.00 feet, and a chord which bears South 62 degrees 53 minutes 30 seconds East, 433.49 feet to a mag spike found and being a point of reverse curvature;

Along a curve to the Right having a radius of 477.52 feet, a delta angle of $12^{\circ}18'32''$, an arc length of 102.59 feet, and a chord which bears South 81 degrees 14 minutes 46 seconds East, passing a Iron Pin Found at 63.96 feet, a total distance of 102.39 feet to a mag spike found;

South 15 degrees 31 minutes 14 seconds West, 46.57 feet to a mag spike found; South 77 degrees 41 minutes 44 seconds East, 90.98 feet to a mag spike found;

South 25 degrees 12 minutes 38 seconds East, 129.28 feet to a mag spike found; South 27 degrees 16 minutes 06 seconds West, 90.16 feet to a mag spike found; South 63 degrees 54 minutes 23 seconds East, 306.12 feet to a mag spike found; South 80 degrees 00 minutes 25 seconds East, 195.89 feet to a mag spike found;

North 75 degrees 31 minutes 21 seconds East, 154.01 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342";

South 66 degrees 17 minutes 48 seconds East, 53.97 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342";

North 58 degrees 37 minutes 36 seconds East, 98.60 feet to a point on said common line of said 14.142 acre tract and said 62.035 acre tract, and also being the TRUE POINT OF BEGINNING;

Thence across said 14.142 acre tract, the following six (6) courses:

North 44 degrees 56 minutes 28 seconds West, 22.45 feet to a point of tangency;

Along a curve to the left having a radius of 195.00 feet, a delta angle of 25°34'16", an arc length of 87.03 feet, and a chord which bears North 57 degrees 43 minutes 36 seconds West, 86.31 feet to a point;

North 17 degrees 35 minutes 55 seconds East, 143.82 feet to a point of tangency;

Along a curve to the left having a radius of 194.50 feet, a delta angle of 57°56'45", an arc length of 196.71 feet, and a chord which bears North 11 degrees 22 minutes 27 seconds West, 188.43 feet to a point of reverse curvature;

Along a curve to the right having a radius of 805.28 feet, a delta angle of 07°44'17", an arc length of 108.76 feet, and a chord which bears North 36 degrees 28 minutes 41 seconds West, 108.67 feet to a point; North 67 degrees 40 minutes 15 seconds East, 32.04 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342" on the common line of said 14.142 acre tract and a 43.160 acre tract as conveyed to Marble Cliff Canyon, LLC in Instrument Number 201802280027721;

Thence along said common line of said 14.142 acre tract and 43.160 acre tract, North 69 degrees 21 minutes 37 seconds East, 78.71 feet to a point on the common line of said 14.142 acre tract, said 43.160 acre tract, and said 62.035 acre tract;

Thence along said common line of said 14.142 acre tract and said 62.035 acre tract, the following five (5) courses:

South 35 degrees 44 minutes 52 seconds East, 14.68 feet to a mag spike found;

South 51 degrees 15 minutes 44 seconds East, 133.83 feet to a mag spike found;

South 17 degrees 20 minutes 07 seconds East, 131.24 feet to a mag spike found;

South 12 degrees 01 minutes 06 seconds West, 263.36 feet to a mag spike found;

South 58 degrees 37 minutes 36 seconds West, 62.55 feet to a point on said common line of said 14.142 acre tract and said 62.035 acre tract, and being the TRUE POINT OF BEGINNING, containing 1.56± acres, more or less.

This description is based on a field survey by E.P. Ferris & Associates on June 4, 2020, and written by E.P. Ferris & Associates in 2021 and is intended to be used for zoning purposes only.

LEGAL DESCRIPTION
5.73 ± ACRE SUBAREA F - AR-3, APARTMENT RESIDENTIAL DISTRICT
ZONING BOUNDARY

Situated in the State of Ohio, County of Franklin, in the City of Columbus, Virginia Military Survey Number 544, and being part of a 45.140 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 202009240144316 all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

COMMENCING from Franklin County Monument 1527 found at the centerline of Dublin Road;

Thence along the centerline of Dublin Road, North 48 degrees 06 minutes 00 seconds West, 38.80 feet to a mag nail found in the centerline of Dublin road;

Thence leaving the centerline of Dublin road, North 15 degrees 09 minutes 50 seconds West, 79.94 feet to a mag nail found in the centerline of Old Dublin Road (formerly Robinson Road);

Thence along the centerline of Old Dublin Road, North 07 degrees 11 minutes 45 seconds West, 76.71 feet to a railroad spike found;

Thence continuing along the centerline of Old Dublin Road, North 07 degrees 25 minutes 42 seconds West, 672.81 feet to a railroad spike found;

Thence continuing along the centerline of Old Dublin Road, North 06 degrees 53 minutes 16 seconds West, 718.60 feet to a railroad spike found at a point of curvature of the centerline of Old Dublin Road;

Thence leaving the centerline of Old Dublin Road, North 83 degrees 02 minutes 21 seconds East, 30.00 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342" on the easterly line of Old Dublin Road and on the westerly line of a 62.035 acre tract as conveyed to Board of Park Commissioners of The Columbus and Franklin County Metropolitan Park District as recorded in Instrument Number 201802280027722;

Thence along a easterly line of Old Dublin Road and a westerly line of said 62.035 acre tract, along a curve to the left having a radius of 317.68 feet, a delta angle of $05^{\circ}23'25''$, an arc length of 29.91 feet, and a chord which bears North 09 degrees 39 minutes 21 seconds West, 29.90 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342", being on an easterly line of Old Dublin Road and a 2.019 acre tract as conveyed to Marble Cliff Canyon LLC in Instrument Number 201802280027721, also being on a westerly corner of said 45.140 acre tract, said rebar found being the TRUE POINT OF BEGINNING;

Thence along the northeasterly line of said 2.019 acre tract and said Old Dublin Road and along the southwesterly line of said 45.140 acre tract, along a curve to the left having a radius of 317.67 feet, a delta angle of $75^{\circ}02'31''$, an arc length of 416.07 feet, and a chord bearing and distance of North 49 degrees 48 minutes 45 seconds West, 386.96 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342" on a point of tangency;

Thence along a southerly line of said 45.140 acre tract and along the northerly line of said 2.019 acre tract and said Old Dublin Road, North 87 degrees 18 minutes 38 seconds West, 589.52 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342", being on the westerly most corner of said 45.140 acre tract and being a southeasterly corner of a 118.306 acre tract as conveyed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District in Instrument Number 201806220082818;

Thence along the common line of said 45.140 acre tract and said 118.306 acre tract, the following four (4) courses:

North 42 degrees 56 minutes 22 seconds East, 509.34 feet to a mag spike found;

North 14 degrees 46 minutes 05 seconds East, 92.08 feet to a mag spike found;

Along a curve to the right having a radius of 540.61 feet, a delta angle of $50^{\circ}46'18''$, an arc length of 479.05 feet, and a chord bearing and distance of South 50 degrees 03 minutes 27 seconds East, 463.53 feet to a mag spike found at a point of reverse curvature;

Along a curve to the left having a radius of 1142.05 feet, a delta angle of $18^{\circ}36'32''$, an arc length of 370.92 feet, and a chord bearing and distance of South 32 degrees 50 minutes 50 seconds East, 369.29 feet to a mag spike found;

Thence across said 45.140 acre tract, South 40 degrees 55 minutes 21 seconds East, 94.98 feet to a mag spike found, being on a northeasterly corner of said 62.035 acre tract and being on a southerly corner of said 45.140 acre tract;

Thence along the northerly line of said 62.035 acre tract and the southerly line of said 45.140 acre tract, along a curve to the left having a radius of 15.00 feet, a delta angle of $84^{\circ}57'00''$, an arc length of 22.24 feet, and a chord bearing and distance of North 83 degrees 57 minutes 13 seconds West, 20.26 feet to a mag spike found;

Thence continuing along the northerly line of said 62.035 acre tract and the southerly line of said 45.140 acre tract, South 53 degrees 34 minutes 16 seconds West, 104.06 feet to a 5/8" rebar found capped "EP FERRIS SURVEYOR 8342", said rebar being the TRUE POINT OF BEGINNING, containing $5.73\pm$ acres, more or less.

This description is based on a field survey by E.P. Ferris & Associates on June 4, 2020, and written by E.P. Ferris & Associates in 2021 and is intended to be used for zoning purposes only.