

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

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PENDING ORIGINALS

*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

**HEATHERTON DRIVE
0.412 ACRES**

Situated in Quarter Township 4, Town 2N, Range 18W, United States Military Lands, City of Columbus, Franklin County Ohio also being a part of Heatherton Drive (50' right-of-way), as dedicated in Plat Book 54, Page 60, the boundary of which being more particularly described as follows:

Beginning at a 3/4" iron pipe at the southeast corner of Heatherton Drive as recorded in PB 54 Page 60, being in a south line of The Resubdivision of a Part of Northland Park Section No 6 as recorded in PB 54 Page 60, in a north line of the Dedication of Northtowne Boulevard and Easements as recorded in PB 38 Page 26, and at a southerly corner of Reserve A of Northland Park Section No. 6 as recorded on PB 43 Page 5;

Thence along the southerly terminus of said Heatherton Drive, a south line of The Resubdivision of a Part of Northland Park Section No 6 as recorded in PB 54 Page 60, and a north line of the Dedication of Northtowne Boulevard and Easements as recorded in PB 38 Page 26, South 46° 55' 39" West for a distance of 50.00 feet to an iron pin set in the easterly line of a 21.822 acre tract conveyed to MC-NC LLC in Instrument Number 201304250068114;

Thence along said easterly line and the easterly line of Reserve A of Northland Park Section 8 as recorded in PB 93 Page 12, North 43° 04' 21" West for a distance of 311.21 feet to a 5/8" iron pin set;

Thence continuing along the easterly line of Reserve A, along a curve to the right having an arc length of 70.05 feet, a radius of 225.00 feet, a central angle of 17° 50' 20", and a chord that bears North 34° 09' 11" West for a distance of 69.77 feet to a 5/8" iron pin set in the south line of a tract of land conveyed to John F. Fain in Instrument number 20120130012269 at the southeast corner of the remainder of Reserve A of the Resubdivision of a part of Northland Park Section No. 6 as recorded in PB 54 Page 60;

Thence with said south line, South 86° 05' 21" East for a distance of 60.07 feet to a 5/8" iron pin set in the southerly line of a 3.457 acre tract conveyed to Muslim-American Society-Columbus Chapter in Instrument Number 202108180147398;

Thence with said southerly line, along a curve to the left having an arc length of 25.09 feet, a radius of 175.00 feet, a central angle of 8° 12' 58", and a chord that bears South 38° 57' 52" East for a distance of 25.07 feet to a 3/4" iron pipe found;

Thence continuing, South 43° 04' 21" East for a distance of 311.21 feet to the Point of Beginning.

Containing 0.412 acres of land, more or less, as determined by Randy C. Wolfe, Professional Surveyor, Ohio License No. 8033, based on a survey performed by the Kleingers Group in December, 2023.

All iron pins set are 5/8" diameter x 30" iron rebar with ID cap Stamped "Kleingers"

Bearings are based on the Ohio State Plane Coordinate System, South Zone (NAD83-2011 EPOCH 2010.0), with a portion of the north right-of-way line of Heatherton Drive being North 43° 04' 21" West, based on a GPS survey utilizing CORS Station "COLB".

Subject to any easements, restrictions, covenants, ordinances or agreements of record.

Randy C. Wolfe
Professional Surveyor, Ohio License No. 8033

Date