

LEGAL DESCRIPTION
0.044 ACRE LOT SPLIT
Parcel I

Situated in the State of Ohio, County of Franklin, Township of Norwich, being in Virginia Military Survey Number 4854, and being part of a 0.901 acre tract of land conveyed to DOUGLAS P. HINTON, TRUSTEE OF THE DOUGLAS P. HINTON 2/16/16 AMENDED AND RESTATED REVOCABLE TRUST in Instrument Number 202312070127460, and also being part of TRACT NO. 4 of the unrecorded plat of Scioto Estates, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin set on the easterly line of TRACT NO. 4 of the unrecorded plat of Scioto Estates, also being the westerly line of a 20.79 acre tract of land conveyed to The City of Columbus, Ohio in Deed Book 314, Page 631, said point being North 76°13'53" East, 1712.58 feet from an aluminum disk in a PVC encased concrete monument, being called "FCGS 5445", found at an angle point of the centerline of Dublin Road (variable width), and also being North 62°45'53" East, 1754.05 feet from an aluminum disk in a PVC encased concrete monument, being called "FCGS 5432", found at an angle point of the centerline of said Dublin Road, said "FCGS 5445" being North 14°43'00" West, 408.54 feet from said "FCGS 5432";

Thence along said westerly and easterly lines, South 22°59'13" East, 67.79 feet to a point in water being located at the southeasterly corner of said TRACT NO. 4, also being an easterly corner of TRACT NO. 5 of said Scioto Estates, also being the southwesterly corner of said 20.79 acre tract, also being an easterly corner of a 4.296 acre tract of land conveyed to 58 Partners Foundation in Instrument Number 201410220139934, also being on the northerly line of a 2.48 acre tract of land conveyed to The City of Columbus, Ohio in Deed Book 314, Page 617;

Thence along the southwesterly line of said TRACT NO. 4, also being a northeasterly line of said TRACT NO. 5, and also being a northeasterly line of said 4.296 acre tract, North 70°57'58" West, 39.80 feet to a point in water;

Thence leaving said southwesterly line and said northeasterly lines and across said 0.901 acre and said TRACT NO. 4 along a new dividing line for the following two (2) courses:

- 1) North 22°28'53" West, 63.82 feet to an iron pin set;
- 2) South 74°58'22" East, 36.81 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.044 acres (1,934 S.F.) and being a 0.044 acre part of Parcel Number 200-000489-00.

Subject however to all legal easements, restrictions, and rights of way of record and of records in the respective utility offices.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8797" inscribed on top unless otherwise noted.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by ODOT RTN observations, with a portion of the centerline of Dublin Road between monuments "FCGS 5432" and "FCGS 5445" bearing North 14°43'00" West.

This description was prepared by Garrett G. Brown, Ohio Registered Professional Surveyor 8797 and is based on a field survey conducted on June 28, 2024.

This description was prepared on July 18, 2024.



Garrett G. Brown, PS, E.I.
Registered Surveyor No. 8797

Date

PRELIMINARY APPROVAL

BRAD FOSTER, P.E., P.S.

ajstuart

07/19/2024 6:11:59 AM

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.

**LEGAL DESCRIPTION
0.044 ACRE LOT SPLIT
Parcel II**

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Thence along the easterly line of said TRACT NO. 4, also being the easterly line of said 0.901 acre tract for the following two (2) courses:

- 1) North 22°59'13" West, 51.41 feet to a point in a stone wall;
- 2) North 31°55'53" West, 74.21 feet to an iron pin set, said iron pin set being South 31°55'53" East, 177.69 feet from a 5/8" rebar found in concrete;

Thence leaving said easterly lines and across said 20.79 acre tract along a new dividing line for the following five (5) courses:

- 1) South 68°05'28" East, 32.20 feet to a point in water;
- 2) South 31°24'30" East, 59.48 feet to a point in water;
- 3) South 41°24'20" West, 7.57 feet to a point in water;
- 4) South 24°03'53" East, 40.00 feet to a point in water;
- 5) South 67°29'27" West, 13.91 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.044 acres (1,934 S.F.) and being a 0.044 acre part of said 20.79 acre tract.

Subject however to all legal easements, restrictions, and rights of way of record and of records in the respective utility offices.

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Garrett G. Brown, PS, E.I.
Registered Surveyor No. 8797

Date

PRELIMINARY APPROVAL
BRAD FOSTER, P.E., P.S.
ajstuart
07/19/2024 6:14:03 AM
PENDING ORIGINALS
*Submitted via digital format



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This description was prepared on July 18, 2024.



 7/19/2024

Garrett G. Brown, PS, E.I.
Registered Surveyor No. 8797

Date

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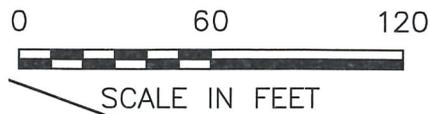
This description was prepared on July 18, 2024.



 7/19/2024

Garrett G. Brown, PS, E.I.
Registered Surveyor No. 8797

Date



Martin Wilt and
Karen L. Wilt
PID: 200-000271-00
I.N. 201806250083558
0.841 Ac. (D)

LOT SPLIT
State of Ohio, County of Franklin, Township of Norwich
Virginia Military Survey No. 4854

BASIS OF BEARINGS
Ohio State Plane Coordinate System,
Ohio South Zone, NAD83 (2011) as
determined by ODOT RTN observations,
with a portion of the centerline of the
portion Dublin Road between
monuments FCGS 5432 and FCGS 5445
bearing North 14°43'00" West.

DOUGLAS P. HINTON, TRUSTEE OF THE
DOUGLAS P. HINTON 2/16/16 AMENDED AND
RESTATED REVOCABLE TRUST
PID: 200-000489-00
I.N. 202312070127460
0.901 Ac. (D)

58 Partners Foundation
PID: 200-000272-00
I.N. 201410220139934
4.296 Ac. (D)

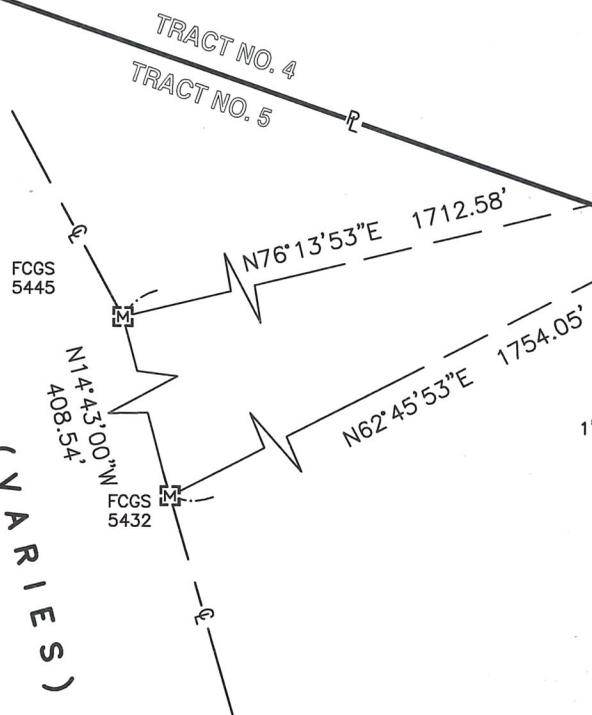
Parcel II
0.044 Ac. (M)
1,934 S.F. (M)

The City of Columbus, Ohio
D.B. 314 Pg. 631
20.79 Ac. (D)

- LEGEND**
- Property Line
 - Proposed Property Line
 - Centerline
 - Point of Commencement
 - Point of Beginning
 - Iron Pin Set
 - Iron Pipe/Rebar Found
 - Drill Hole Found
 - Monument Box Found
 - Parcel I
 - Parcel II

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	39.80	N70° 57' 58"W
L2	63.82	N22° 28' 53"W
L3	36.81	S74° 58' 22"E
L4	67.79	S22° 59' 13"E
L5	51.41	N22° 59' 13"W
L6	74.21	N31° 55' 53"W
L7	32.20	S68° 05' 28"E
L8	59.48	S31° 24' 30"E
L9	7.57	S41° 24' 20"W
L10	40.00	S24° 03' 53"E
L11	13.91	S67° 29' 27"W

DUBLIN RD (PUBLIC ROADWAY)
(VARIES)



Parcel I
0.044 Ac. (M)
1,934 S.F. (M)

The City of Columbus, Ohio
D.B. 314 Pg. 617
2.48 Ac. (D)

CERTIFICATION
We hereby certify that the foregoing Boundary
Survey was prepared from actual field
measurements in accordance with Chapter
4733-37 Ohio Administrative Code.
Iron pins set are 5/8" rebar, 30" in length with a
yellow plastic cap with "EP FERRIS SURVEYOR 8797"
inscribed on top unless otherwise noted.
Field survey was conducted on 06-28-2024.
All monuments found are in good condition
unless otherwise noted.

2130 QUARRY TRAILS DR, 2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

FLOOD ZONE
By Graphic Plotting Only
National Flood Insurance Program
Flood Insurance Rate Map
Zone Designation: X, Flood Zone
X, Flood Hazard Area AE, Special
Floodway Area in Zone AE
Map# 39049C0161K Map Revised
June 17, 2008

ZONING
Current Zoning - Annex 5492
Rural, 5/29/1974, H-35



BY: Garrett Brown 7/19/2024
Garrett G. Brown, P.S., E.I.
Registered Surveyor No. 8797

DRWN BY BAP CHK BY GGB DATE 2024-07-18