

**DESCRIPTION OF
980.44 ACRES FOR AN
EXPEDITED TYPE 1 ANNEXATION FROM
BLENDON TOWNSHIP TO THE CITY OF COLUMBUS, OHIO**

Situate in the State of Ohio, County of Franklin, Township of Blendon lying in Lots 2, 3, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, and 28 of Quarter Township 1, and Township 2, Range 17, United States Military District, being all of the following tracts that comprise Hoover Reservoir and were conveyed to the City of Columbus by the following deeds of record in Deed Book 1674, Page 579, Deed Book 1674, Page 583, Deed Book 1674, Page 593, Deed Book 1696, Page 219, Deed Book 1697, Page 245, Deed Book 1697, Page 255, Deed Book 1697, Page 258, Deed Book 1716, Page 56, Deed Book 1716, Page 58, Deed Book 1716, Page 64, Deed Book 1716, Page 74, Deed Book 1718, Page 442, Deed Book 1718, Page 444, Deed Book 1718, Page 448, Deed Book 1718, Page 463, Deed Book 1718, Page 466, Deed Book 1729, Page 207, Deed Book 1739, Page 451, Deed Book 1739, Page 453, Deed Book 1739, Page 455, Deed Book 1739, Page 459, Deed Book 1739, Page 462, Deed Book 1739, Page 466, Deed Book 1739, Page 469, Deed Book 1751, Page 349, Deed Book 1751, Page 353, Deed Book 1751, Page 355, Deed Book 1751, Page 358, Deed Book 1796, Page 19, Deed Book 1799, Page 63, Deed Book 1799, Page 66, Deed Book 1799, Page 68, Deed Book 1799, Page 70, Deed Book 1799, Page 72, Deed Book 1799, Page 74, Deed Book 1799, Page 76, Deed Book 1799, Page 93, Deed Book 1799, Page 110, Deed Book 1799, Page 287, Deed Book 1799, Page 290, Deed Book 1828, Page 287, Deed Book 1839, Page 142, Deed Book 1873, Page 81, Deed Book 1876, Page 238, Deed Book 2648, Page 581, Deed Book 3002, Page 32, Deed Book 3098, Page 502, Deed Book 3242, Page 97, Deed Book 3390, Page 299, Deed Book 3399, Page 652 Deed Book 3489, Page 829, Deed Book 3516, Page 193;

All of Lots 1 through 443, and Reserves "A through G" as numbered and delineated on the subdivision plat of "Wildwood Springs" of record in Plat Book 18, Page 57 and conveyed to City of Columbus and all of the Park Area of said "Wildwood Springs" conveyed to Franklin County Commissioners of record in Plat Book 18, Page 57, are referenced on pages 16 through 19 of this document;

Part of Lots 7 through 20 of "Sunbury Road - Walnut Street Subdivision" as numbered and delineated in Plat Book 21, Page 16 and conveyed to City of Columbus by deed of record in Deed Book 1799, Page 360, and Deed Book 1810, Page 226;

Being a portion of Walnut Street vacated by Road Record 18, Page 81;

All the streets as delineated and dedicated in subdivision plat of "Wildwood Springs" of record in Plat Book 18, Page 57 as follows Walnut Boulevard North, Walnut Boulevard South, Walnut Boulevard East, Piute Road, Huron Road, Shawnee Road, Powhatan Road, Juanita Road, Hiawatha Road, Circle Drive, Rainbow Place, Sioux Court and a 10 foot alley, all vacated by Road Record 18, Page 283;

Being a portion of Schott Road, Walnut Street, Cubbage Road, Central College Road, and Smothers Road;

Being 0.329 acre of that 0.896 acre of that tract conveyed to the Board of County Commissioners, Franklin County, Ohio to be used as public right-of-way along Walnut Street as recorded in Instrument Number 201709280135360, (all records herein of the Recorder's Office, Franklin County, Ohio) and being bounded and more particularly described as follows;

Begin for reference at Franklin County Geodetic Survey Monument 5105 at the centerline intersection of Sunbury Road (width varies), County Line Road (width varies) and Smothers Road (width varies) being on the line between Genoa Township, Range 17, Township 3, Quarter Township 4 of Delaware County and Blendon Township, Range 17, Township 2, Quarter Township 1 of Franklin County;

Thence South 86°03'52" East, a distance of 300.01 feet, along the centerline of Smothers Road, being the line between Franklin and Delaware Counties, to the **True Point of Beginning**;

Thence South 86°03'52" East, a distance of 2941.51 feet, continuing along the centerline of said Smothers Road, the line between Franklin and Delaware Counties, a line common to the northerly lines of the following City of Columbus tracts, said 20.39 acre tract, a 41.10 acre tract of record in Deed Book 1799, Page 74, a 8.52 acre tract of record in Deed Book 1751, Page 353, a 1.45 acre tract of record in Deed Book 1739, Page 462, a 9.96 acre tract of record in Deed Book 1751, Page 355 and a 2.53 acre tract of record in Deed Book 1799, Page 68 to a point at the northeasterly corner of said 2.53 acre tract, the northwesterly corner to a 1.06 acre tract as conveyed to Jason A. Horvath by deed of record in Instrument Number 201402090087554;

Thence the following three (3) courses and distances along the easterly lines of said City of Columbus 2.53 acre tract:

1. South 04°02'32" West, a distance of 568.30 feet, along the line common to the westerly lines of said 1.06 acre tract, a 1.02 acre tract as conveyed to Shannon K. Mitchell-Kowski by deed of record in Instrument Number 201906050066463 and a 1.880 acre tract as conveyed to Heather L. Morris and Mizuaki Matsuba by deed of record in Instrument Number 202201260016123 to a point;
2. South 86°18'28" East, a distance of 40.25 feet, a line common to said 1.880 acre tract to a point;
3. South 04°00'54" West, a distance of 758.86 feet, a line common to the westerly lines of said 1.880 acre tract, a 1.25 acre tract as conveyed to Judy L. Bruce, Trustee by deed of record in Instrument Number 201007200091070, a 0.920 acre tract as conveyed to Mark W. and Sandra G. Wycoff by deed of record in Instrument Number 201602260023339, and a 1.00 acre tract as conveyed to Donald R. Kaszynski and Lynn A. Kaszynski by deed of record in Official Record 13557H09 to a point at the southwesterly corner of said 1.00 acre tract and being on the northerly line of a 0.51 acre (Parcel No. 2) tract as conveyed to the City of Columbus by deed of record in Deed Book 1799, Page 287;

Thence South 86°12'54" East, a distance of 32.80 feet, along the line common to said City of Columbus 0.51 acre and said 1.00 acre tracts to the northwesterly corner of Lot 1 of "Manitou Subdivision Amended, (Lots 1 & 12 Amended), Manitou No. 2", a subdivision of record in Plat Book 34, Page 21, a common corner to said 0.51 acre tract;

Thence South 10°24'34" West, a distance of 200.58 feet, along the line common to said City of Columbus 0.51 acre tract and Lot 1 to the southwesterly corner of Lot 1, on the northerly line of Lot 2 of said subdivision;

Thence North 61°35'15" West, a distance of 132.66 feet, along the line common to said City of Columbus 0.51 acre tract and Lot 2 to the northwesterly corner of Lot 2, being on the easterly line of a 132.56 acre tract as conveyed to City of Columbus by deed of record in Deed Book 1729, Page 207;

Thence South 08°09'36" West, a distance of 430.83 feet, along the line common to said 132.56 acre tract and Lots 2 and 3 of said subdivision to the southwesterly corner of Lot 3, a common corner to a 18.85 acre (Parcel No. 1) tract as conveyed to the City of Columbus by deed of record in Deed Book 1799, Page 287;

Thence the following six (6) courses and distances along lines common to said "Manitou Subdivision Amended, (Lots 1 & 12 Amended), Manitou No. 2"; "Manitou Subdivision No. 3" a

subdivision of record in Plat Book 42, Page 56; “Resubdivision Lot No. 4 of the Manitou Subdivision No. 3” a subdivision of record in Plat Book 80, Page 52; “Replat of the Building Line Setbacks for Lot No.1 of the (Resubdivision Lot No.4 of the Manitou Subdivision No.3 into Two Lots as recorded in Plat Book 80, Page 52)” of record in Plat Book 110, Page 57; and the City of Columbus 18.85 acre (Parcel No. 1) tract:

1. South 82°30'36” East, a distance of 308.37 feet, to point at an angle point in Lot 1 of said “Replat of the Building Line Setbacks for Lot No.1 of the Resubdivision Lot No. 4 of the Manitou Subdivision No. 3”;
2. South 00°39'20” East, a distance of 242.87 feet, to a southerly corner of Lot 1 of said “Replat of the Building Line Setbacks for Lot No.1 of the Resubdivision Lot No. 4 of the Manitou Subdivision No. 3”;
3. South 80°34'26” East, a distance of 399.58 feet, to an angle point in Lot 2 of said “Resubdivision Lot No. 4 of the Manitou Subdivision No. 3”;
4. North 26°20'35” East, a distance of 358.98 feet, to an angle point in Lot 6 of said “Manitou Subdivision No. 3”;
5. North 72°56'30” East, a distance of 276.14 feet, to the common corner to Lot 7 of said “Manitou Subdivision No. 3” and Lot 3 of said “Manitou Subdivision No. 4”;
6. South 43°32'06” East, a distance of 318.46 feet, to the southwesterly corner of Lot 3 of said “Manitou Subdivision No.4” , being on the northerly line of a 20.31 acre tract as conveyed to City of Columbus by deed of record in Deed Book 1739, Page 453;

Thence South 87°04'32” East, a distance of 378.76 feet, along the line common to said City of Columbus 20.31 acre tract and Lot 3 to the southeasterly corner of Lot 3, a common corner to Lot 2 and said 20.31 acre tract, being on the westerly line of a 104 acre tract as conveyed to City of Columbus by deed of record in Deed Book 2648, Page 581;

Thence North 03°03'53” East, a distance of 655.42 feet, along the easterly lines of Lots 2 and 1 of said “Manitou Subdivision No.4” , a line common to said City of Columbus 104 acre tract, to the northeasterly corner of said Lot 1, the northwesterly corner of said 104 acre tract and being on the southerly line of a 16.441 acre tract as conveyed to T&M Acres LLC by deed of record in Instrument Number 201510080142666;

Thence South 86°22'12” East, a distance of 2660.32 feet, along the southerly lines of said 16.441 acre tract, a 3.71 acre tract and a 3.785 acre tract as conveyed to Mark E. Wickline by deeds of record in Instrument Numbers 200101230014122 and 200108130186505, a line common to said City of Columbus 104 acre tract, to a point on the centerline of Schott Road (width varies);

Thence South 03°29'59” West, a distance of 1366.89 feet, along the centerline of said Schott Road, being an easterly line of said 104 acre tract to the northeasterly corner of a 1.023 acre tract as conveyed to Jonathan J. & Margaret A. Kallay by deed of record in Instrument Number 201803050029423;

Thence North 86°30'01” West, a distance of 297.00 feet, crossing Schott Road and along the northerly line of said 1.023 acre tract, a line common to said 104 acre tract to the northwesterly corner of said 1.023 acre tract;

Thence South 03°29'59” West, a distance of 445.00 feet, along the westerly lines of said 1.023 acre tract and that 3.114 acre tract as conveyed to Bret E. & Tina B. Levin as Parcel 3 by deed of record in Instrument Number 201601220007908, being a line common to said City of Columbus 104 acre tract to a point;

Thence North 86°30'01" West, a distance of 557.10 feet, along the northerly line of said 3.114 acre tract, a line common to said City of Columbus 104 acre tract to the northwesterly corner of said 3.114 acre tract;

Thence South 03°29'59" West, a distance of 435.39 feet, along the westerly lines of said 3.114 acre tract, a 2.270 acre (tract two) as conveyed to Edmund C. Moore by deed of record in Instrument Number 202308280088146, line common to said City of Columbus 104 acre tract to a common corner to said 104 acre tract and a 9.687 acre tract as conveyed to Brandon T. Rike by deed of record in Instrument Number 201304170063758, and a 3.367 acre tract (tract 1) as conveyed to Jeffrey B. Acuff by deed of record in Instrument Number 20200005060060398;

Thence the following three (3) courses and distances along the lines common to said City of Columbus 104 acre tract and said 9.687 acre tract:

1. South 39°19'16" West, a distance of 13.63 feet, to a point;
2. South 79°39'38" West, a distance of 49.54 feet, to point;
3. South 12°49'46" East, a distance of 98.55 feet, to the northeasterly corner of a 3.454 acre tract as conveyed to St. Paul's Evangelical Lutheran Church by deed of record in Deed Book 2621, Page 630;

Thence North 83°24'05" West, a distance of 312.01 feet, along the northerly line of said 3.454 acre tract, a line common to said City of Columbus 104 acre tract to the northwesterly corner of said 3.454 acre tract, a common corner to a 16.893 acre tract as conveyed to the City of Columbus by deed of record Deed Book 3002, Page 32;

Thence South 04°26'59" West, a distance of 1016.91 feet, along the westerly lines of said 3.454 acre tract, a 2 acre tract and a 0.50 acre tract as conveyed to St. Paul's Evangelical Lutheran Church by deed of record in Deed Book 1223, Page 153, a line common to said City of Columbus 16.893 acre tract, crossing that 0.896 acre tract as conveyed to the Board of County Commissioners, Franklin County, Ohio by deed of record in Instrument Number 201709280135360 and being on the corporation line common to the City of Columbus and Blendon Township established by Case No. 15-18 and Ordinance No. 2442-208 recorded in Instrument Number 201810310148349, to a point on the southerly line of said 0.896 acre tract and lying in the right-of-way of Walnut Street (width varies) (Franklin County Road 19);

Thence North 86°22'04" West, a distance of 357.95 along the southerly line of said 0.896 acre tract and being the northerly line of Hoover Farms Section 5, a subdivision of record in Plat Book 130, Page 34 and Hoover Farms Section 3, a subdivision of record in Plat Book 129, Page 43, to a point on the easterly line of that 1.101 acre tract as conveyed to Mark A. Patchen, Trustee by deed of record in Instrument Number 201607050085793;

Thence North 01°03'53" East, a distance of 40.04 feet, along the easterly line of said 1.101 acre tract to a point on the centerline of Walnut Street;

Thence North 86°21'40" West, a distance of 193.66 feet, along a centerline of said Walnut Street to the southeasterly corner of a 1 acre tract as conveyed to Brian L. Riddlebarger and Deborah J. Heit, Co-Trustees by deed of record Instrument Number 202308020077527;

Thence the following three (3) courses and distances along the lines common to said 1 acre tract and City of Columbus 16.893 acre tract:

1. North 03°42'41" East, a distance of 290.40 feet, to a point;
2. North 86°21'40" West, a distance of 150.00 feet, to a point;

3. South 03°42'41" West, a distance of 290.40 feet, to a point on the centerline of said Walnut Street;

Thence North 86°21'40" West, a distance of 20.00 feet, along a centerline of said Walnut Street to the southwesterly corner of said 16.893 acre tract, a common corner to a 48.695 acre tract as conveyed to the City of Columbus by deed of record in Deed Book 3098, Page 502, a 6.144 acre tract as conveyed to Robert S. Urban and Pamela M. Urban by deed of record in Instrument Number 201005070056472 and a 5.779 acre tract as conveyed to CMAO Real Estate Holdings, LLC by deed of record in Instrument Number 201912050163602;

Thence North 86°05'53" West, a distance of 739.92 feet, continuing along the centerline of Walnut Street, being the southerly line of said City of Columbus 48.695 acre tract to a point;

Thence North 86°06'01" West, a distance of 806.21 feet, continuing along the centerline of said Walnut Street to Franklin County Geodetic Survey Monument 5280 at the southwesterly corner to said 48.695 acre tract, a common corner to a 6.196 acre tract as conveyed to Thalasa, Ltd. by deed of record in Instrument Number 201410100134984;

Thence North 03°27'37" East, a distance of 1342.70 feet, along an easterly line of said 6.196 acre tract, a line common to said 48.695 acre tract, and being parallel and 20 feet easterly of the westerly line to a point;

Thence South 84°06'26" East, a distance of 830.25 feet, along a line common to said 6.196 acre tract and said 48.695 acre tract, to a point;

Thence North 03°08'16" East, a distance of 256.66 feet, continuing along a line common to said 6.196 acre tract and said 48.695 acre tract, passing a corner of a 3.28 acre tract as conveyed to City of Columbus by deed of record in Deed Book 1873, Page 81 to the northeasterly corner of said 6.196 acre tract, a common corner to a 20.31 acre tract as conveyed to City of Columbus by deed of record in Deed Book 1739, Page 453;

Thence the following three (3) courses and distances along the lines common to said 6.196 acre tract and City of Columbus 20.31 acre tract:

1. North 85°04'40" West, a distance of 505.35 feet, to a point;
2. North 37°54'07" West, a distance of 155.62 feet, to a point;
3. North 88°11'39" West, a distance of 237.36 feet, to the northwesterly corner of said 6.196 acre tract a common corner to said 20.31 acre tract, being on the easterly line of a 2.53 acre tract as conveyed to Columbus Jewish Federation by deed of record in Instrument Number 201012300178267;

Thence North 04°25'23" East, a distance of 56.27 feet, along the line common to said City of Columbus 20.31 acre tract and said 2.53 acre tract to a point;

Thence the following four (4) courses and distances along the lines common to said 2.53 acre tract and City of Columbus 18.85 acre (Parcel No. 1) tract:

1. North 42°36'42" West, a distance of 305.47 feet, to a point;
2. North 76°40'36" West, a distance of 387.39 feet, to a point;
3. South 26°48'13" East, a distance of 224.29 feet, to a point;
4. South 69°11'54" East, a distance of 280.73 feet, to the common corner to a 28.24 acre tract as conveyed to Columbus Jewish Welfare Foundation by deed of record in

Deed Book 2703, Page 605;

Thence the following two (2) courses and distances along the lines common to said 28.24 acre tract and said City of Columbus 18.85 acre (parcel No. 1) tract:

1. South 39°38'18" West, a distance of 254.81 feet, to a point;
2. North 56°49'20" West, a distance of 679.84 feet, to a point on the easterly line of a 132.56 acre tract as conveyed to City of Columbus by deed of record in Deed Book 1726, Page 207;

Thence South 08°04'38" West, a distance of 300.70 feet, along a westerly of said 28.24 acre tract a line common to said City of Columbus 132.56 acre tract, to a corner common to a 3.44 acre tract as conveyed to Reeb Realty Company by deed of record in Deed Book 2067, Page 488 and a 12.70 acre tract as conveyed to City of Columbus by deed of record in Deed Book 1796, Page 19;

Thence the following eight (8) courses and distances along the lines common to said 3.44 acre tract and said City of Columbus 12.70 acre tract:

1. South 11°07'27" East, a distance of 203.74 feet, to a point;
2. South 45°12'06" East, a distance of 146.09 feet, to a point;
3. South 08°53'04" East, a distance of 92.63 feet, to a point;
4. North 51°58'18" West, a distance of 259.17 feet, to a point;
5. South 53°23'40" West, a distance of 133.95 feet, to a point;
6. South 30°15'09" West, a distance of 167.57 feet, to a point;
7. South 75°56'45" East, a distance of 280.44 feet, to a point;
8. South 18°53'52" East, a distance of 222.01 feet, to a corner common to a 5.01 acre tract as conveyed to Steve Skilken by deed of record in Deed Book 3672, Page 707;

Thence the following seven (7) courses and distances along the lines common to said 5.01 acre tract and said City of Columbus 12.70 acre tract:

1. North 71°28'08" West, a distance of 300.54 feet, to a point;
2. South 04°42'03" West, a distance of 158.83 feet, to a point;
3. North 84°29'09" West, a distance of 261.84 feet, to a point;
4. South 50°37'52" East, a distance of 179.20 feet, to a point;
5. South 38°18'27" East, a distance of 273.20 feet, to a point;
6. South 77°33'21" East, a distance of 218.13 feet, to a point;
7. South 47°25'30" West, a distance of 170.76 feet, to a point on the centerline of Walnut Street at the northeasterly corner of a 2.832 acre tract as conveyed to Brian & Dianna Pokosh by deed of record in Instrument Number 202109230169966, a common corner to a 1 acre (cemetery) tract as conveyed to St. Paul Evangelical Lutheran Church by deed of record in Deed Book 1837, Page 290;

Thence the following three (3) courses and distances along the centerline of Walnut Street, the lines common to said 2.832 acre tract, that 3.022 acre tract as conveyed to Eleven-11 Enterprises, LLC by deed of record Instrument Number 201708180115054 and said City of Columbus 12.70 acre tract:

1. North 67°46'44" West, a distance of 271.89 feet, to a point;
2. North 55°29'50" West, a distance of 235.95 feet, to a point;
3. North 69°43'54" West, a distance of 123.89 feet, to the northwesterly corner of said 3.022 acre tract a common corner to a 2.61 acre tract as conveyed to City of Columbus by deed of record in Deed Book 1716, Page 56, to the terminus point of that portion of Walnut Street that was vacated by Road Record 18, Page 81;

Thence the following five (5) courses and distances partially along the said vacated Walnut Street and along the lines common to said 3.022 acre tract and said City of Columbus 2.61 acre tract:

1. South 18°06'10" West, a distance of 90.49 feet, to a point;
2. South 51°06'13" East, a distance of 355.40 feet, to a point;
3. South 10°23'46" West, a distance of 49.69 feet, to a point;
4. North 79°29'21" West, a distance of 274.35 feet, to a point;
5. South 04°29'36" West, a distance of 239.82 feet, to the southeasterly corner of said 2.61 acre tract, a common corner to said 3.022 acre tract and a 29.12 acre tract as conveyed to City of Columbus by deed of record in Deed Book 1716, Page 74;

Thence the following two (2) courses and distances along the lines common to said 2.832 acre tract and City of Columbus 29.12 acre tract:

1. South 59°29'05" East, a distance of 337.28 feet, to a point;
2. North 61°12'23" East, a distance of 242.26 feet, to the common corner to a 4.521 acre tract as conveyed to Daniel M. Harker and Catherine V. Harker by deed of record in Instrument Number 200707160124196;

Thence the following three (3) courses and distances along the lines common to said 4.521 acre tract and City of Columbus 29.12 acre tract:

1. South 02°03'10" East, a distance of 210.56 feet, to a point;
2. South 50°41'49" East, a distance of 127.21 feet, to a point;
3. North 78°37'17" East, a distance of 204.28 feet, to the common corner to a 3.654 acre tract as conveyed to Douglas H. Tompkins by deed of record in Instrument Number 202107260130936;

Thence the following seven (7) courses and distances along the lines common to said 3.654 acre tract, City of Columbus 29.12 acre tract, and that 6.966 acre tract as conveyed to 7805 Cabbage Road, LLC by deed of record in Instrument Number 202405080045083:

1. South 53°08'23" East, a distance of 57.74 feet, to a point;
2. South 70°18'40" West, a distance of 306.92 feet, to a point;

3. North 87°28'03" West, a distance of 456.59 feet, to a point,
4. South 25°49'58" East, a distance of 155.12 feet, to a point;
5. North 80°05'32" East, a distance of 519.26 feet, to a point;
6. South 68°37'26" East, a distance of 189.74 feet, to a point;
7. South 10°37'18" East, a distance of 77.90 feet, to the common corner to a 5.630 acre tract as conveyed to Phillip A. Immesoete by deed of record in Instrument Number 201603040026455;

Thence the following six (6) courses and distances along the lines common to said 5.630 acre tract and City of Columbus 29.12 acre tract:

1. South 79°32'47" West, a distance of 220.05 feet, to a point;
2. South 05°14'17" West, a distance of 68.74 feet, to a point;
3. South 57°31'11" East, a distance of 139.57 feet, to a point;
4. South 01°54'14" West, a distance of 48.73 feet, to a point;
5. North 89°09'12" West, a distance of 246.77 feet, to a point;
6. South 04°01'37" West, a distance of 99.91 feet, to the common corner to an original 6 acre tract as conveyed to The City Club by deed of record in Deed Book 1757, Page 120, said 5.630 acre tract, and a 15.267 acre tract as conveyed to City of Columbus by deed of record in Deed Book 1799, Page 72;

Thence the following six (6) courses and distances along the lines common to said original 6 acre tract and City of Columbus 15.267 acre tract:

1. South 04°00'45" West, a distance of 141.98 feet, to a point;
2. South 82°02'14" West, a distance of 202.80 feet, to a point;
3. North 50°45'53" West, a distance of 231.45 feet, to a point;
4. North 86°00'05" West, a distance of 274.88 feet, to a point;
5. South 03°07'52" West, a distance of 237.69 feet, to a point;
6. South 85°19'18" East, a distance of 59.75 feet, to the common corner to a 1.19 acre (Lease Area) to The City Club by record in Deed Book 1840, Page 284 and an original 14.66 acre tract as conveyed to City of Columbus by deed of record in Deed Book 1739, Page 455;

Thence the following four (4) courses and distances along the lines common to said 1.19 acre (Lease Area) and City of Columbus original 14.66 acre tract:

1. North 73°56'02" East, a distance of 85.58 feet, to a point;
2. South 64°33'49" East, a distance of 157.79 feet, to a point;
3. South 77°50'07" East, a distance of 90.92 feet, to a point;
4. South 86°53'59" East, a distance of 184.46 feet, to the southeasterly corner of said 1.19 acre Lease Area on the westerly line of a 2.416 acre tract as conveyed to The

City Club, Inc. by deed of record in Deed Book 3501, Page 323;

Thence South 04°20'41" West, a distance of 201.23 feet, along the westerly line of said 2.416 acre tract, a line common to said City of Columbus original 14.66 acre tract to the southwesterly corner of said 24.16 acre tract a common corner to an original 11.34 acre tract as conveyed to City of Columbus by deed of record in Deed Book 3399, Page 652;

Thence the following two (2) courses and distances along the lines common to said 2.416 acre tract and City of Columbus original 14.66 acre tract:

1. North 71°58'22" East, a distance of 417.85 feet, to a point;
2. North 28°57'56" East, a distance of 169.13 feet, to a point;

Thence North 28°56'35" West, a distance of 58.90 feet, along a line common to said 2.416 acre tract, said City of Columbus original 14.66 acre tract and a 0.37 acre tract as conveyed to City of Columbus by deed of record in Deed Book 1839, Page 142 to the northwesterly corner of said 0.37 acre tract;

Thence South 86°45'15" East, a distance of 631.99 feet, along the northerly line of said 0.37 acre tract, to a point on the original centerline of Cubbage Road (width varies) (Franklin County Road 188) and being the northeasterly corner of said 0.37 acre tract;

Thence South 04°34'20" West, a distance of 26.06 feet, along the easterly line of said City of Columbus 0.37 acre and original 14.66 acre tracts to a point at an angle point on the original centerline of Cubbage Road as delineated on the Right-of-way Plans "Establishment, Alteration, Widening and Relocation, Cubbage Road Section "A", Central College Road North to Walnut Street" dated November 16, 1956;

Thence South 03°41'04" West, a distance of 1655.98 feet, along the original centerline of said Cubbage Road a line common to the easterly lines of said original 14.66 acre tract, a 11.34 acre tract as conveyed to City of Columbus by deed of record in Deed Book 3399, Page 652, a 11.341 acre tract as conveyed to the City of Columbus by deed of record in Deed Book 3390, Page 299, a 11.34 acre tract as conveyed to City of Columbus by deed of record in Deed Book 3242, Page 97, and a 74.82 acre tract as conveyed to the City of Columbus by deed of record Deed Book 1696, Page 219, to an angle point in said centerline;

Thence South 03°13'24" West, a distance of 746.98 feet, continuing along the centerline of said Cubbage Road and the easterly line of said 74.82 acre tract and along the westerly line of that 0.870 acre tract conveyed to the Franklin County Commissioners by deed of record in Instrument Number 202304040031913, to the southeasterly corner of said 74.82 acre tract, being the northerly corner of an original 23.54 acre (Parcel II) tract as conveyed to Steve Skilken by deed of record in Instrument Number 199712100164176;

Thence North 85°54'33" West, a distance of 973.79 feet, along the line common said original 23.54 acre (Parcel II) tract and City of Columbus 74.82 acre tract to the northwesterly corner of said original 23.54 acre tract, a common corner to a 97.78 acre tract as conveyed to the City of Columbus by deed of record in Deed Book 1674, Page 593;

Thence South 03°44'16" West, a distance of 1776.85 feet, along the easterly line of said City of Columbus 97.78 acre tract a line common to said original 23.54 acre (Parcel II) tract and an original 20 acre (Parcel I) tract as conveyed to Steve Skilken by deed of record in Instrument Number 199712100164176 to the southeasterly of said 97.78 acre tract a common corner to said original 20 acre tract, the northerly line of that 1.093 acre tract conveyed to Tina Wade-Hairston by deed of record in Instrument Number 202209270137354 and the original 126.887 acre tract as conveyed to Park National Bank, Trustee by deed of record in Instrument Number

202405300053101;

Thence the following seven (7) courses and distances along the northerly line of said 0.184 acre tract, along the southerly lines of said City of Columbus 97.78 acre tract, a line common to the northerly lines of said original 126.887 acre tract, a 6.743 acre tract as conveyed to Phillip C. Benua by deed of record in Instrument Number 202412060127964, a 10 acre tract as conveyed to Park National Bank, Trustee, by deed of record in Instrument Number 202404160036488, being within the right-of-way of Central College:

1. North 82°19'29" West, a distance of 89.76 feet, to a point;
2. North 55°07'37" West, a distance of 231.77 feet, to a point;
3. North 85°03'02" West, a distance of 253.78 feet, to a point;
4. South 89°25'24" West, a distance of 676.81 feet, to a point;
5. South 66°38'31" West, a distance of 690.14 feet, to a point;
6. South 50°50'45" West, a distance of 22.32 feet, to a point;
7. South 52°09'23" West, a distance of 195.52 feet, to the northeasterly corner of that 36.543 acre tract as conveyed to The City of Westerville, Ohio by deed of record in Instrument Number 201706270086963 and at an angle point in the existing City of Westerville, Ohio Corporation Line as established by Ordinance Number 88-65 and filed in Official Record 12427A01;

Thence with the existing City of Westerville, Ohio Corporation Line, crossing the right-of-way of Central College Road, North 50°28'06" West, a distance of 68.09 feet, to a point on the northerly right-of-way line of Central College Road;

Thence the following two (2) courses and distances along the northerly right of way line of Central College Road and continuing with the existing City of Westerville, Ohio Corporation Line as established by Ordinance Number 88-65 and filed in Official Record 12427A01:

1. South 55°16'20" West, a distance of 65.38 feet, to a point;
2. South 48°04'29" West, a distance of 125.62 feet, to the southwesterly corner of said City of Columbus 0.525 acre tract, a common corner to the remainder of a 1.475 acre tract as conveyed to Roy W. Starkey by deed of record in Instrument Number 201308220143363;

Thence the following three (3) courses and distances along the lines common to said City of Columbus 0.525 acre tract and the remainder of said 1.475 acre tract and the existing City of Westerville, Ohio Corporation Line as established by Ordinance Number 88-65 and filed in Official Record 12427A01:

1. North 10°45'43" West, a distance of 70.91 feet, to a point;
2. North 55°51'44" West, a distance of 37.01 feet, to a point;
3. North 50°28'14" West, a distance of 41.57 feet, to the southeasterly corner of a 3.3653 acre tract as conveyed to Central College Presbyterian Church USA as conveyed by deed for record in Instrument Number 200812230183404, a common corner to a 6.40 acre tract as conveyed to City of Columbus by deed of record in Deed Book 1799, Page 83 and Deed Book 1799, Page 110;

Thence the following fifteen (15) courses and distances along the lines common to said City of Columbus 6.40 acre tract, said 3.3653 acre tract, a 5.1819 acre tract as conveyed to National Church Residences of Central College, Ohio by deed of record in Official Record 32864, D-01 and an original 5.322 acre tract as conveyed to Columbus Metropolitan Housing Authority by deed of record in Instrument Numbers 200211270305108 and 2300306300197789 and the existing City of Westerville, Ohio Corporation Line as established by Ordinance Number 88-65 and filed in Official Record 12427A01;

1. North 50°31'06" West, a distance of 57.85 feet, to a point;
2. North 55°19'55" West, a distance of 142.52 feet, to a point;
3. North 29°45'41" West, a distance of 178.09 feet, to a point;
4. South 65°27'10" West, a distance of 59.96 feet, to a point;
5. North 24°05'47" East, a distance of 83.38 feet, to a point;
6. North 16°41'39" West, a distance of 180.52 feet, to a point;
7. North 53°25'04" West, a distance of 39.03 feet, to a point;
8. South 69°22'45" West, a distance of 214.03 feet, to a point;
9. North 13°27'31" West, a distance of 29.86 feet, to a point;
10. North 60°55'38" East, a distance of 216.02 feet, to a point;
11. North 14°22'25" West, a distance of 224.90 feet, to a point;
12. North 05°47'22" West, a distance of 135.72 feet, to a point;
13. North 65°44'47" West, a distance of 62.52 feet, to a point;
14. North 73°22'59" East, a distance of 77.89 feet, to a point;
15. North 40°05'59" East, a distance of 95.14 feet, to a common corner to said City of Columbus 6.40 acre tract and a 1.24 acre tract conveyed to the City of Columbus by deed of record in Deed Book 1739, Page 469 and the remainder of an original 4.0 acre tract as conveyed to Terence W. Burton and Patricia V. Burton Co-trustees of The Burton Family Trust by deed of record in Instrument Number 200802130022524;

Thence the following three (3) courses and distances along the westerly lines of said City of Columbus 1.24 acre tract, the easterly lines of the remainder of said 4.0 acre tract, and the said existing City of Westerville, Ohio Corporation Line as established by Ordinance Number 88-65 and filed in Official Record 12427A01:

1. North 35°41'06" East, a distance of 139.63 feet, to a point;
2. North 50°17'57" West, a distance of 108.58 feet, a point;
3. North 03°05'20" East, a distance of 16.95 feet, to the northwesterly corner of said 1.24 acre tract being on the southerly line of an original 4.25 acre tract as conveyed to Scott & Heidi J. Garverick by deed of record in Instrument Number 201504200050288;

Thence South 85°37'02" East, a distance of 142.73 feet, along the line common to said

original 4.25 acre tract and said City of Columbus 1.24 acre tract to the southwesterly corner of a 0.83 acre tract as conveyed to the City of Columbus by deed of record in Deed Book 1876, Page 238;

Thence North 25°07'01" East, a distance of 206.88 feet, along the westerly line of said City of Columbus 0.83 acre tract to the northwesterly corner and on the southerly line of a 1.01 acre tract as conveyed to the City of Columbus by deed of record Deed Book 1718, Page 463;

Thence North 84°36'10" West, a distance of 664.05 feet, along line common to said original 4.25 acre tract and said City of Columbus 1.01 acre tract to a point on the easterly right-of-way line of Sunbury Road at the southeasterly corner of a 0.1827 acre (83WD) tract as conveyed to the City of Westerville, Ohio by deed of record in Instrument 200403150056286, a common corner to a 0.2169 acre tract as conveyed to the City of Westerville, Ohio by deed of record in Official Record 34450, F09;

Thence North 08°45'01" East, a distance of 177.80 feet, along the easterly right-of-way line of Sunbury Road, the existing City of Westerville, Ohio Corporation Line as established by Ordinance Number 90-58 of record in Official Record 16201C11, being parallel and 45 feet easterly of the centerline, also being the easterly line of said 0.1827 acre tract to a point at the northeasterly corner of said 0.1827 acre tract;

Thence North 85°51'18" West, a distance of 5.02 feet, along said the existing City of Westerville, Ohio Corporation Line and the said right-of-way line with northerly line of said 0.1827 acre tract to a point at the southeasterly corner of a 0.342 acre tract as conveyed to the City of Westerville, Ohio by deed of record in Instrument 200403150056286;

Thence the following six (6) courses and distances along the easterly right-of-way line of Sunbury Road, continuing with the existing easterly corporation line of Westerville, Ohio as established by Ordinance Number 90-58 of record in Official Record 16201C11, being parallel and 40 feet easterly of the centerline, also being the easterly lines of said 0.342 acre (139-WD) tract, a 0.236 acre (140-WD) tract, a 0.166 acre (141-WD) tract, a 0.362 acre (142-WD) tract, 0.621 acre (143-WD) tract, a 1.093 acre (144-WD) tract, a 0.808 acre (145-WD) tract and 0.488 acre (146-WD) tract, all conveyed to the City of Westerville, Ohio by deed of record in Instrument 200403150056286:

1. North 08°45'01" East, a distance of 271.94 feet, to an angle point;
2. North 07°35'41" East, a distance of 1040.21 feet, to an angle point;
3. North 08°49'16° East, a distance of 1193.40 feet, to an angle point;
4. North 08°49'18" East, a distance of 1082.44 feet, to an angle point;
5. North 02°56'22" West, a distance of 574.60 feet, to an angle point;
6. North 02°54'07" West, a distance of 526.31 feet, to a point at the northeasterly corner of said 0.488 acre tract and being at a corner common to the existing corporation line of the City of Westerville, Ohio as established by Ordinance Number 99-56 and filed for record in Instrument Number 199909230241203;

Thence the following eight (8) courses and distances continuing along the easterly right-of-way line of Sunbury Road and the existing easterly corporation line of the City of Westerville, Ohio as established by Ordinance Number 99-56 and filed for record in Instrument Number 199909230241203;

1. North 02°54'07" West, a distance of 27.99 feet, to a point of curvature;

2. with a curve turning to the left a radius of 1185.92 feet, with a central angle of 24°01'00", an arc length of 497.10 feet, with a chord bearing of North 14°54'37" West, and a chord length of 493.47 feet, a point of tangency;
3. North 26°55'07" West, a distance of 516.22 feet, to a point of curvature;
4. with a curve turning to the right a radius of 1392.40 feet, with a central angle of 29°04'09", an arc length of 706.44 feet, with a chord bearing of North 12°35'19" West, and a chord length of 698.89 feet, to a point;
5. South 86°07'40" East, a distance of 10.01 feet, to a of curvature;
6. with a curve turning to the right a radius of 1382.40 feet, with a central angle of 13°52'07", an arc length of 334.61 feet, with a chord bearing of North 08°51'58" East, and a chord length of 333.80 feet, to a point of tangency;
7. North 15°48'36" East, a distance of 628.78 feet, to a point of curvature;
8. with a curve turning to the right a radius of 5715.90 feet, with a central angle of 04°46'35", an arc length of 476.51 feet, with a chord bearing of North 18°11'54" East, and a chord length of 476.37 feet, to a point;

Thence South 86°07'28" East, a distance of 6.10 feet, to the intersection of old centerline of Sunbury Road;

Thence North 18°27'41" East, a distance of 47.99 feet, to the southwesterly corner of a 1.48 acre tract as conveyed to Belle Hoover LLC by deed of record in Instrument Number 201506160080278, a common corner to a 20.39 acre tract as conveyed to the City of Columbus by deed of record in Deed Book 1739, Page 459;

Thence the following six (6) courses and distance along the westerly lines of said 20.39 acre tract and 1.48 acre tract, the existing corporation line of the City of Westerville, Ohio as established by Ordinance Number 99-56 and filed for record in Instrument Number 199909230241203, the line common to that 1.000 acre tract as conveyed to Cincinnati SMSA Tower Holdings LLC by deed of record in Instrument Number 200502180031382, that 2.946 acre tract as conveyed to Samadoan LLC by deed of record in Instrument Number 201010190138799, that 1.371 acre tract as conveyed to Jane Anne Schott by deeds of record in Instrument Numbers 200409150215452, 200409150215451, and 200409150215449, and that 0.83 acre tract as conveyed to the City of Westerville, Ohio by deed of record in Instrument Number 201509300137741:

1. North 59°14'29" East, a distance of 318.07 feet, to a point;
2. North 64°41'29" East, a distance of 166.30 feet, to a point;
3. North 78°38'22" East, a distance of 203.79 feet, to a point;
4. North 11°53'39" East, a distance of 209.42 feet, to a point;
5. North 16°18'48" West, a distance of 331.11 feet, to a point;
6. North 17°47'12" East, a distance of 121.15 feet, to a point on the centerline of said Smothers Road and the **Point of True Beginning** containing 980.44 acres, more or less.

Bearings in the above description are based on the Grid bearing of North 86°14'12" East, between Franklin County Engineer's Monuments "Hoover" and Hoover Azimuth" as determined

by a GPS Network of field observations performed in 2000-2001, (Ohio State Plane Coordinate System, North Zone).

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3	1798	556
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5	1706	484
6	1706	484
7	1706	484
8	1706	484
9	1706	484
10	1706	484
11	1706	484
12	1706	484
13	1674	591
Part 14	1674	591
Part 14	1729	210
Part 15	1674	591
Part 15	1729	210
16	1729	210
17	1729	210
18	1873	241
19	1739	597
20	1739	597
21	1739	597
22	1739	597
23	1739	597
24	1696	222
25	1705	257
26	1799	95
27	1706	484
28	1821	456
29	1718	446
30	1798	19
31	1798	19
32	1861	15
33	1861	15
34	1832	403
35	1852	239
36	1821	545
37	1739	605
38	1705	261
39	1705	261
40	1674	587
41	1729	198
42	1861	15
43	1798	589
44	1798	589
45	1798	589
46	1852	239

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48	1674	585
49	1674	585
50	1674	585
51	1674	585
52	1674	585
53	1852	239
54	1821	456
55	1739	595
56	1739	595
57	1745	251
58	1799	102
59	1852	239
60	1852	230
61	1861	15
62	1716	66
63	1716	66
64	1716	66
65	1821	545
66	1821	545
67	1706	484
68	1706	484
69	1706	484
70	1805	526
71	1716	66
72	1729	190
73	1729	190
74	1706	482
75	1706	482
76	1861	15
77	1861	15
78	1821	545
79	1821	545
80	1696	217
81	1696	217
82	1696	217
83	1696	217
84	1696	217
85	1718	461
86	1832	403
87	1821	455
88	1821	456
89	1821	456
90	1821	456
91	1821	456
92	1706	484
93	1873	241
94	1852	239

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96	1873	241
97	1873	241
98	1861	15
99	1852	239
100	1674	597
101	1674	597
102	1718	446
103	1718	446
104	1718	446
105	1821	545
106	1821	545
107	1729	186
108	1716	68
108	1729	178
109	1798	19
110	1798	19
111	1706	484
112	1739	637
113	1799	95
114	1799	95
115	1706	486
116	1798	570
117	1706	484
118	1889	85
119	1798	19
120	1706	484
121	1861	15
122	1821	545
123	1739	593
124	1739	593
125	1798	17
126	1832	403
127	1861	15
128	1832	403
129	1832	403
130	1729	194
131	1832	403
132	1706	484
133	1706	484
134	1674	587
135	1705	267
136	1861	15
137	1729	194
138	1821	455
138	1861	15
139	1821	455
140	1706	484

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142	1821	545
143	1751	360
144	1674	595
145	1674	595
146	1798	568
147	1852	239
148	1828	285
148	1852	239
149	1751	365
150	1751	365
151	1674	595
152	1674	595
153	1674	595
154	1751	360
155	1821	455
156	1751	360
157	1751	360
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159	1706	484
160	1718	438
161	1718	438
162	1798	17
163	1706	484
164	1663	559
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166	1663	559
167	1663	559
168	1663	559
169	1739	601
169	1739	604
170	1706	512
171	1706	484
172	1718	459
173	1718	457
174	1739	639
175	1861	15
176	1873	241
177	1751	362
178	1751	362
179	1751	362
180	1751	362
181	1751	362
182	1751	362
183	1751	362
184	1861	15
185	1861	15
186	1706	506

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187	1706	482
188	1706	482
189	1718	446
190	1706	484
191	1706	484
192	1706	484
193	1706	484
194	1706	484
195	1861	15
196	1832	403
197	1706	484
198	1706	484
199	1716	70
200	1716	70
201	1861	15
202	1705	255
203	1718	446
204	1706	482
205	1706	482
206	1706	508
207	1873	241
208	1798	560
209	1861	15
210	1832	403
211	1873	241
212	1751	362
213	1751	362
214	1696	213
215	1696	213
216	1696	213
217	1861	15
218	1861	15
219	1799	102
220	1798	17
221	1729	196
222	1739	601
223	1739	601
224	1663	559
225	1663	559
226	1663	559
227	1663	559
228	1663	559
229	1798	566
230	1798	566
231	1706	486
232	1706	486
233	1821	455
234	1706	484

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236	1697	237
237	1697	237
238	1832	403
239	1832	403
240	1729	200
241	1729	200
242	1706	484
243	1873	241
244	1697	243
245	1821	455
246	1861	15
247	1861	15
248	1821	455
249	1751	363
250	1751	363
251	1706	480
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255	1706	502
256	1706	502
257	1706	502
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264	1861	15
265	1706	484
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268	1861	15
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271	1706	484
272	1706	490
273	1706	490
274	1810	221
275	1718	450
276	1718	450
277	1718	450
278	1832	403
279	1821	456
280	1706	488
281	1706	488
282	1832	403

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284	1697	243
285	1697	243
286	1798	17
287	1799	95
288	1706	484
289	1706	484
290	1861	15
291	1799	95
292	1821	455
293	1706	496
294	1706	496
295	1729	196
296	1799	95
297	1821	455
298	1861	15
299	1821	456
300	1718	453
300	1729	180
301	1799	102
302	1861	15
303	1663	557
304	1821	456
305	1821	455
306	1663	557
307	1663	557
308	1663	557
309	1799	114
310	1798	564
311	1706	492
312	1706	494
313	1706	494
314	1799	95
315	1799	95
316	1821	456
317	1798	19
318	1821	456
319	1861	15
320	1873	241
321	1706	500
322	1706	492
323	1821	456
324	1663	557
325	1663	557
326	1674	599
327	1832	403
328	1696	215
329	1696	215

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331	1729	188
332	1729	188
333	1696	215
334	1739	607
335	1739	607
336	1716	62
337	1798	591
338	1798	591
339	1729	192
340	1706	484
341	1718	440
342	1718	440
343	1718	440
344	1718	440
345	1821	456
346	1832	403
347	1821	456
348	1852	239
349	1852	239
350	1852	239
351	1706	510
352	1861	15
353	1705	263
354	1706	484
355	1706	484
356	1716	72
357	1821	545
358	1718	455
359	1705	265
360	1716	60
361	1852	239
362	1821	456
363	1821	456
364	1706	482
365	1729	210
366	1697	247
367	1799	95
368	1852	239
369	1852	239
370	1706	482
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372	1706	482
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376	1739	587
377	1663	555

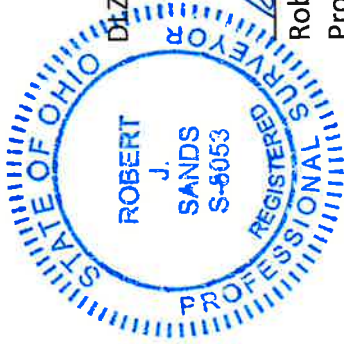
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380	1861	15
381	1832	403
382	1832	403
383	1729	202
384	1729	202
385	1902	643
386	1706	510
387	1861	15
388	1861	15
389	1729	184
390	1729	184
391	1821	455
392	1821	543
393	1821	455
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395	1718	440
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398	1729	192
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410	1705	271
411	1705	271
412	1798	562
413	1798	562
414	1798	562
415	1718	440
416	1674	587
417	1697	249
418	1697	249
419	1705	269
420	1705	269
421	1729	182
422	1718	450
423	1718	450

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426	1798	566
427	1798	566
428	1799	95
429	1798	566
430	1798	566
431	1739	589
432	1739	589
433	1902	643
434	1705	259
435	1705	259
436	1705	259
437	1674	589
438	1674	589
439	1674	589
440	1739	599
441	1821	456
442	1705	253
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Part Reserve D	1729	210
Part Reserve F	1674	591
Part Reserve F	1729	210
Park Land	P.B. 18	57

This description was based upon record information from Franklin County Recorder's office.



DLZ Ohio, Inc.

Robert J. Sands *04/09/25*
 Robert J. Sands, P.S. Date
 Professional Surveyor No. 8053