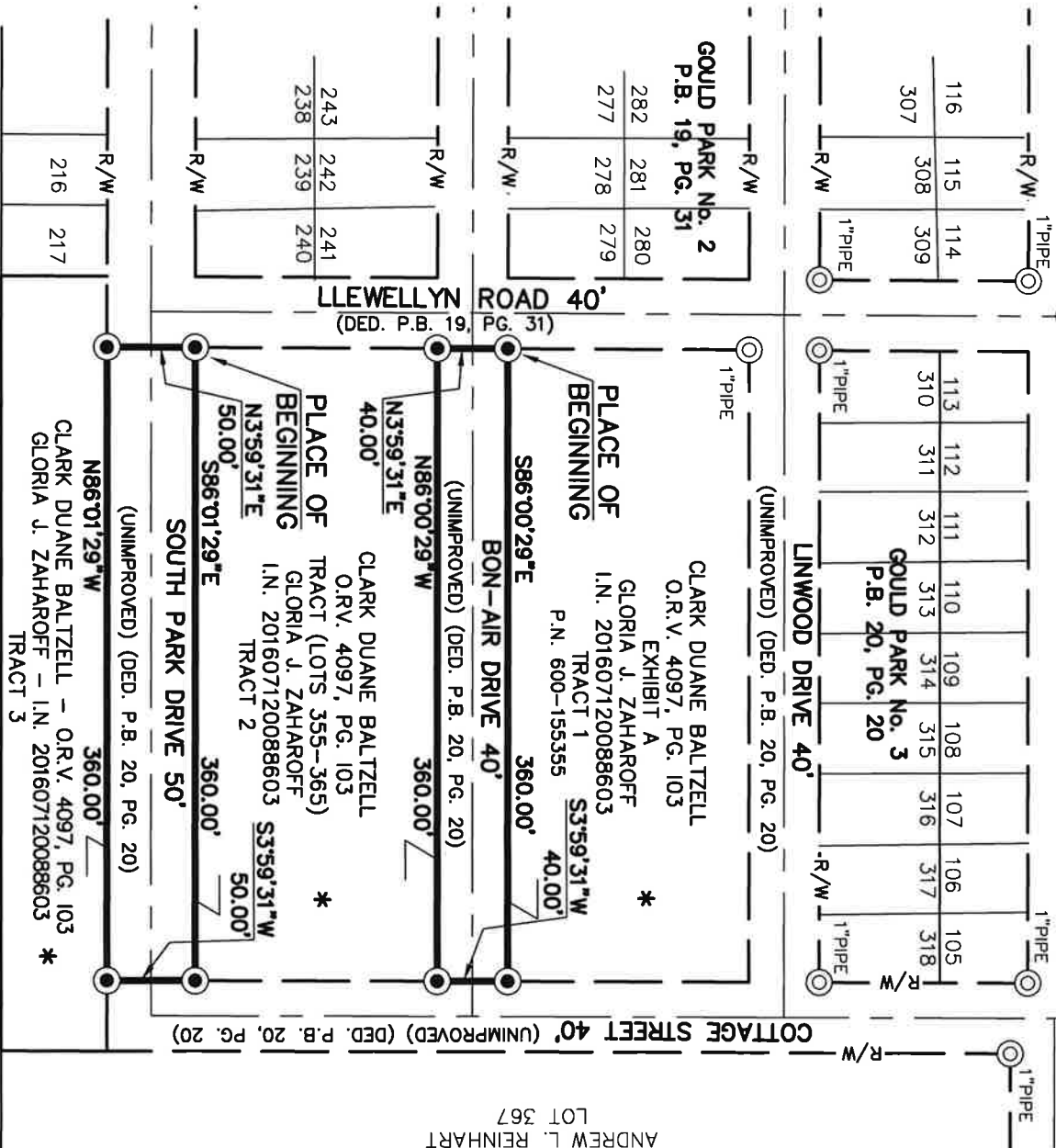


STATE OF OHIO, COUNTY OF FRANKLIN,  
 CITY OF COLUMBUS  
 QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 17,  
 UNITED STATE MILITARY DISTRICT



\*LOTS 319 THROUGH 365, IN GOULD  
 PARK No. 3 ARE VACATED BY  
 MISC. REC. 132, PG. 164

CITY OF COLUMBUS OHIO  
 89.531 ACRES  
 CHERRYBOTTOM PARK NORTH

**LEGEND**

- ⊙ IRON PIN FOUND  
(AS NOTED)
- MAG NAIL FOUND
- IRON PIN SET
- 5/8" REBAR 30" LONG
- "|BI GROUP S-6872/S-7740"

**ACREAGE SUMMARY**

BON-AIR DRIVE	0.331 ACRE
SOUTH PARK DRIVE	0.413 ACRE
	0.744 ACRE

**BEARING REFERENCE**

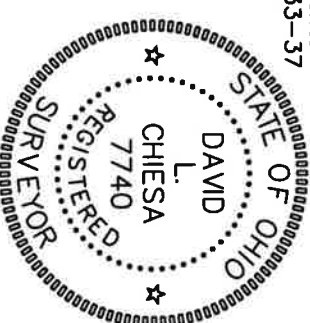
BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND NAD 1983 (2011) AND ESTABLISHES A BEARING OF SOUTH 86°00'29" EAST FOR THE NORTHERLY RIGHT OF WAY LINE FOR LINWOOD DRIVE.

**CERTIFICATION**

I hereby certify that the information shown hereon was derived from field measurements and meets the requirements of OAC 4733-37 as setforth therein.

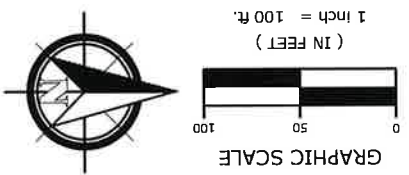
By   
 David L. Chiesa  
 Registered Surveyor No. 7740

Date 3/7/24



**ARCADIS**  
 8101 North High Street, Suite 100  
 Columbus OH 43235 USA  
 tel 614 818 4900 fax 614 818 4901  
 arcadis.com

**BON-AIR DRIVE**  
**EXHIBIT**  
 COLUMBUS, OHIO



SOUTH PARK DRIVE  
DESCRIPTION OF 0.413 ACRE  
WEST OF COTTAGE STREET  
EAST OF LEWELLYN ROAD  
COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 2, Range 17, United States Military District, being part of South Park Drive right of way, as shown and delineated upon the plat "Gould Park No. 3" a subdivision of record in Plat Book 20, Page 20, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pipe set at the intersection of the easterly right of way line of Lewelllyn Road (40 feet in width, Ded. by Plat Book 19, Page 31) with the northerly right of way line of South Park Drive (50.00 feet in width, Ded. by Plat Book 20, Page 20) as shown and delineated upon said plat of "Gould Park No. 3" and at the southwesterly corner of Tract 2 as conveyed to Clark Duane Baltzell by deed of record in Official Record Volume 4097, Page 103 and Gloria J. Zaharoff by deed of record in Instrument No. 201607120088603;

Thence South 86°01'29" East, along said northerly right of way line and the southerly line of said Tract 2, a distance of 360.00 feet to an iron pin set at the intersection of said northerly right of way line with the westerly right of way line of Cottage Street (40.00 feet in width, Ded. by Plat Book 20, Page 20) and at the southeasterly corner of said Tract 2;

Thence South 03°59'31" West, along an extension of said westerly right of way line, a distance of 50.00 feet to an iron pin set in the southerly right of way line of said South Park Drive and in the northerly line of Tract 3 as described in said deed to Clark Duane Baltzell and Gloria J. Zaharoff,

Thence North 86°01'29" West, along said southerly right of way line and the northerly line of said Tract 3, a distance of 360.00 feet to an iron pin set at the intersection of said southerly right of way line with the extension of the easterly right of way line of said Lewelllyn Road;

Thence North 03°59'31" East, along the extension of the easterly right of way line of said Lewelllyn Road, a distance of 50.00 feet to place of beginning and containing 0.413 acre of land.

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 establishing a bearing of South 86°00'29" West, for the northerly right of way line of Linwood Drive.

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

This description was prepared by Arcadis Survey, Columbus, Ohio, and is based on an actual field survey of the premises performed in January 2023.

By \_\_\_\_\_  
David L. Chiesa                      Date 03/07/24  
Registered Surveyor No. 7740

BON-AIR DRIVE  
DESCRIPTION OF 0.331 ACRE  
WEST OF COTTAGE STREET  
EAST OF LEWELLYN ROAD  
COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 2, Range 17, United States Military District, being part of Bon-Air Drive right of way, as shown and delineated upon the plat "Gould Park No. 3" a subdivision of record in Plat Book 20, Page 20, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pipe set at the intersection of the easterly right of way line of Lewellyn Road (40 feet in width, Ded. by Plat Book 19, Page 31) with the northerly right of way line of Bon-Air Drive (40.00 feet in width, Ded. by Plat Book 20, Page 20) as shown and delineated upon said plat of "Gould Park No. 3" and at the southwesterly corner of Tract 1 as conveyed to Clark Duane Baltzell by deed of record in Official Record Volume 4097, Page 103 and Gloria J. Zaharoff by deed of record in Instrument No. 201607120088603;

Thence South 86°00'29" East, along said northerly right of way line and the southerly line of said Tract 1, a distance of 360.00 feet to an iron pin set at the intersection of said northerly right of way line with the westerly right of way line of Cottage Street (40.00 feet in width, Ded. by Plat Book 20, Page 20) and at the southeasterly corner of said Tract 1;

Thence South 03°59'31" West, along an extension of said westerly right of way line, a distance of 40.00 feet to an iron pin set at the intersection of the southerly right of way line of said Bon-Air Drive and the westerly right of way line of said Cottage Street, and at the northeasterly corner of Tract 2 as described in said deed to Clark Duane Baltzell and Gloria J. Zaharoff,

Thence North 86°00'29" West, along said southerly right of way line and the northerly line of said Tract 2, a distance of 360.00 feet to an iron pin set at the intersection of said southerly right of way line with the easterly right of way line of said Lewellyn Road and at the northwesterly corner of said Tract 2;

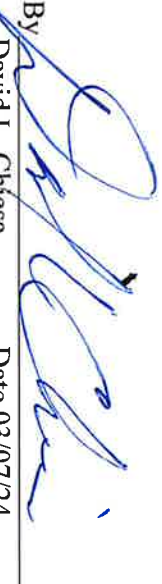
Thence North 03°59'31" East, along an extension of the easterly right of way line of said Lewellyn Road, a distance of 40.00 feet to place of beginning and containing 0.331 acre of land.

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 establishing a bearing of South 86°00'29" West, for the northerly right of way line of Linwood Drive.

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

This description was prepared by Arcadis Survey, Columbus, Ohio, and is based on an actual field survey of the premises performed in January 2023.



By   
David L. Chiesa Date 03/07/24  
Registered Surveyor No. 7740

