

**CITY OF COLUMBUS
RECREATION AND PARKS DEPARTMENT
2.538 ACRES**

Situate in the State of Ohio, County of Franklin, City of Columbus, and lying in Virginia Military Survey Number 1393, being part of Lots 1 to 3, 43, 44, 45, and 61 to 68 as numbered and delineated in Sullivant and Mitchell's Plat, West of the Scioto River, as recorded in Deed Book 37 Page 412, and being part of Lots 1, 10, 12, 14, 16, 18, 20, 22 and 24 as numbered and delineated in the Ohio Tool Company's Subdivision as recorded in Plat Book 4 Page 98, conveyed to the City of Columbus in Deed Book 622 Page 627, Deed Book 646 Page 378, Deed Book 636 Page 570, Deed Book 655 Page 258, Deed Book 618 Page 196, Deed Book 626 Page 552, Deed Book 655 Page 256, Deed Book 625 Page 364, Deed Book 646 Page 227, Deed Book 631 Page 565, Deed Book 646 Page 95, Deed Book 646 Page 232 and Deed Book 629 Page 327, and those platted Rights-of-Way as vacated in Ordinance Numbers 31249 and 37037 and known as being a portion of existing right of way of Washington Boulevard (90 foot width, see Ordinance Numbers 178-31, 149-32 and 90-34) originally established as Scioto Drive by Ordinance Number 35,252, (all records referenced herein refer to the Franklin County Records) and being more particularly described as follows:

COMMENCING at Magnetic Nail Found at the southeast corner of a 0.188 acre right of way acquisition to the City of Columbus, Ohio, by Instrument Number 201606070070999, also being on the existing northerly right of way line of Broad Street (95 foot width);

Thence South 21°-30'46" East a distance of 97.35 feet, crossing Broad Street to the intersection of the existing easterly right of way line of said Washington Boulevard with said existing southerly right of way line of West Broad Street, said point also being in the north line of said Lot 1 of Sullivant and Mitchell's Subdivision Plat and being the **TRUE POINT OF BEGINNING** of the existing right of way herein described;

Thence, along a curve to the right, non-tangent to the previous course, with a radius of 1057.49 feet, a delta angle of 66°-11'-21", a curve length of 1221.63 feet, with a chord bearing South 08°-05'-42" East a distance of 1154.83 feet, passing through said Lots 1, 45, and 61 to 68 of Sullivant and Mitchell's Subdivision Plat, Lots 20, 22 and 24 of said Ohio Tool Company's Subdivision and said vacated Rights-of-Way, being coincident with the existing easterly right of way line of said Washington Boulevard, to a point in the existing northerly right of way line of Town Street (variable width);

Thence South 81°-45'-24" West a distance of 109.85 feet, being coincident with the existing northerly right of way line of said Town Street, to point at the southeast corner of a 18.053 acre tract deeded to City of Columbus, Ohio, A Municipal Corporation, by deed of record in Official Record 12833 C10;

Thence, passing through said Lots 24, 22, 20, 18, 16, 14, 12, 10 and 1 of said Ohio Tool Company's Subdivision and Lots 43, 44, 1, 2 and 3 of Sullivant and Mitchell's Subdivision Plat, and said vacated Rights-of-Way, coincident with the existing westerly right of way line of said Washington Boulevard and an easterly line of said 18.053 acre tract, along a curve to the left, non-tangent to the previous course, with a radius of 967.49 feet, a



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

delta angle of 73°-11'-38", a curve length of 1235.94 feet, with a chord bearing North 08°-01'-44" West a distance of 1153.60 feet, to the intersection of the existing westerly right of way line of said Washington Boulevard with the existing southerly right of way line of said Broad Street;

Thence North 81°-06'-22" East a distance of 108.53 feet, being coincident with the existing southerly right of way line of said Broad Street, to the **TRUE POINT OF BEGINNING**.

Containing 2.538 acres, more or less, and subject to all easements, restrictions, and rights-of-way of record.

The bearings in the above description are based on the bearing of North 81°-06'-22 East for the centerline of Broad Street as determined by a network of field observations performed in September 2023 and are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2011).

I certify that this description is based upon a survey conducted under my direct supervision in September, 2023 and that it and the information contained herein are true and correct to the best of my knowledge.

DLZ Ohio, Inc.

Samuel L. Stiltner
Professional Surveyor No. 8364



2321-2133.00



Mapcheck 1: Washington Blvd

Closure Summary

Precision, 1 part in: 730368.263'
 Error distance: 0.004'
 Error direction: S49° 25' 37.26"W
 Area: 110554.59 Sq. Ft.
 Acreage: 2.538
 Perimeter: 2675.952'

Point of Beginning

Side 1: Curve

Curve direction: Clockwise
 Radius: [1057.49']
 Arc length: 1221.630'
 Delta angle: 066.1892 (d)
 Tangent: [689.228']
 Chord direction: S08° 05' 42"E
 Chord angle: [-089.2012 (d)]
 Chord distance: 1154.83'

Side 2: Line

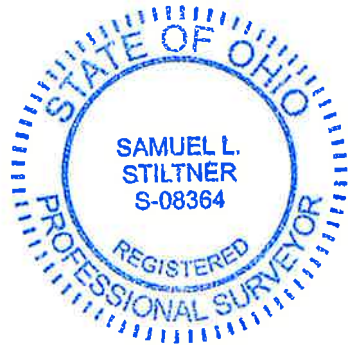
Direction: S81° 45' 24"W
 Angle: [-123.2428 (d)]
 Distance: 109.85'

Side 3: Curve

Curve direction: Counter-clockwise
 Radius: [967.49']
 Arc length: 1235.940'
 Delta angle: 073.1939 (d)
 Tangent: [718.441']
 Chord direction: N08° 01' 44"W
 Chord angle: [-089.7856 (d)]
 Chord distance: 1153.60'

Side 4: Line

Direction: N81° 06' 22"E
 Angle: [-098.8938 (d)]
 Distance: 108.53'



C1
R=1057.49'
Δ=66°11'21"
L=1221.63'
CH D=1154.83'
CH B=S 08°05'42" E

C2
R=967.49'
Δ=73°11'38"
L=1235.94'
CH D=1153.60'
CH B=N 08°01'44" W

STREETS AND ALLEYS
VACATED BY
ORDINANCE NO. 37037
CAPITAL STREET
STATE STREET

STREETS VACATED BY
ORDINANCE NO. 31249
STOKES ALLEY

LEGEND:

- o = MAGNETIC NAIL FOUND
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- PG. = PAGE

DEED & SURVEY REFERENCES:

DEED REFERENCES ARE SHOWN HEREON.
SUBDIVISION REFERENCES ARE SHOWN HEREON.

OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION
ALONG BOUNDARY LINES UNLESS
OTHERWISE SHOWN.

BASIS FOR BEARINGS:

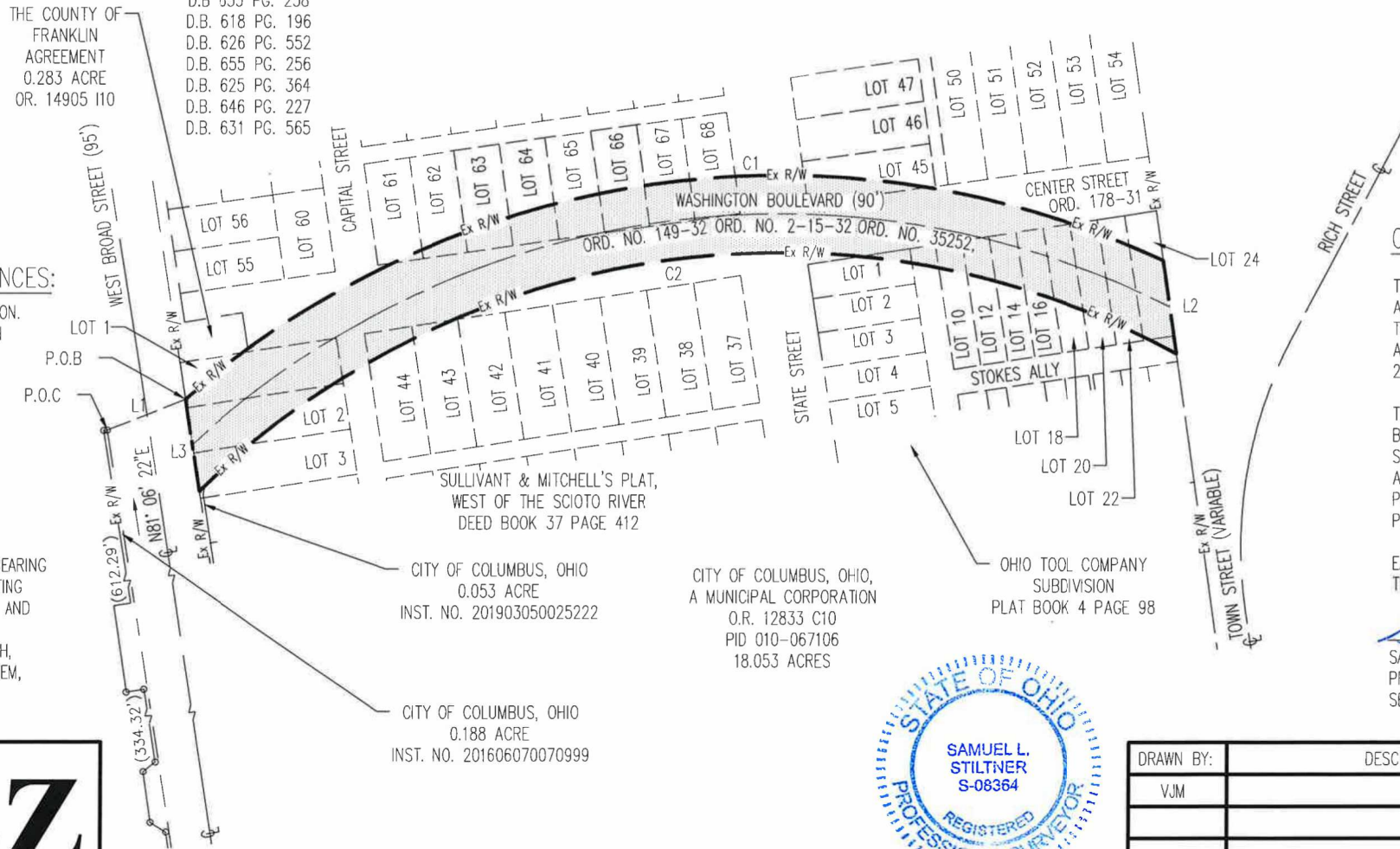
BEARINGS AND DISTANCES, SHOWN
HEREON, ARE BASED ON THE GRID BEARING
OF N 81°-06'-22" E FOR THE EXISTING
CENTERLINE OF WEST BROAD STREET AND
DERIVED FROM A NETWORK OF GPS
OBSERVATIONS BASED ON GRID NORTH,
OHIO STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD83 (2011).

| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| L1 | S 21° 30' 46" E | 97.35' |
| L2 | S 81° 45' 24" W | 109.85' |
| L3 | N 81° 06' 22" E | 108.53' |

**RIGHT OF WAY EXHIBIT
WASHINGTON BOULEVARD
2.538 ACRES**

FOR CITY OF COLUMBUS
RECREATION AND PARKS DEPARTMENT
VIRGINIA MILITARY SURVEY NO. 1393
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

THE CITY OF COLUMBUS, OHIO,
WASHINGTON BOULEVARD
SOURCES OF TITLE
D.B. 622 PG. 627 D.B. 646 PG. 95
D.B. 646 PG. 378 D.B. 646 PG. 232
D.B. 636 PG. 570 D.B. 629 PG. 327
D.B. 655 PG. 258
D.B. 618 PG. 196
D.B. 626 PG. 552
D.B. 655 PG. 256
D.B. 625 PG. 364
D.B. 646 PG. 227
D.B. 631 PG. 565



SCALE: 1" = 150'
DISTANCES SHOWN HEREON
ARE IN U.S. SURVEY FEET

CERTIFICATION:

THIS EXHIBIT WAS PREPARED BY DLZ OHIO, INC.
AND IS A TRUE AND ACCURATE REPRESENTATION,
TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF
A SURVEY MADE BY THE SAME IN SEPTEMBER,
2023.

THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE POLICY; ALL OWNERSHIP
SHOWN IS BASED UPON RECORD DATA ACQUIRED
AT THE TIME OF SURVEY, NO GUARANTEE IS
PLACED UPON ACTUAL OWNERSHIP OF ANY
PROPERTY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY
THAT WOULD BE REVEALED IN A TITLE EXAMINATION.

Samuel L. Stiltner, 9/25/2023

SAMUEL L. STILTNER
PROFESSIONAL SURVEYOR NO. 8364
SEPTEMBER, 2023



| DRAWN BY: | DESCRIPTION | REV. NO. | DATE |
|-----------|-------------|----------|-----------|
| VJM | | | 9/14/2023 |
| | | | |
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