

**PARCEL 9-WD2**  
**WARRANTY DEED**  
**WAGGONER ROAD**  
**CITY OF COLUMBUS, OHIO**  
**EXHIBIT "A"**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 4, Township-1-North, Range-16-West, United States Military Lands, being part of that 59.518 acre tract as conveyed to THE RAVINES AT WAGGONER PARK, LTD., by deed of record in Instrument Number 200110310251578, all records herein are from the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**Beginning for Reference** at Franklin County Monument FCGS 1221 in the centerline of Waggoner Road (County Road 106) bearing South 03°30'23" West, a distance of 145.00 feet from the intersection with Crawford Farms Drive;

Thence South 04°25'15" West, a distance of 103.83 feet, along the centerline of Waggoner Road to a P.K. Nail set at the northwest corner of said 59.518 acre tract, and being the **True Point of Beginning**;

Thence South 86°29'37" East, a distance of 50.00 feet, along a northerly line of said 59.518 acre tract to an iron pipe set at the southwest corner of Lot 421 of subdivision entitled "THE WOODS AT JEFFERSON, SECTION 7", as recorded in Plat Book 89, Page 63;

Thence South 04°25'15" West, a distance of 173.15 feet, along a line parallel to, and 50.00 feet easterly of, the centerline of Waggoner Road, and along the westerly line of that 7.898 acre tract as conveyed to the RAVINES AT WAGGONER PARK CONDOMINIUM ASSOCIATION, by deed of record in Instrument Number 200903130035669, and as shown on the plat for "RAVINES AT WAGGONER PARK CONDOMINIUM, ELEVENTH AMENDMENT" Part 3, as recorded in Condominium Plat Book 209, page 22, to an iron pipe set at a point of tangent curvature;

Thence southeasterly, along the arc of a curve to the left for 216.16 feet, along the westerly line of said 7.898 acre tract, and along a easterly line of the remainder of said 59.518 acre tract, having a radius of 523.70 feet (1924 County Road Plan), a central angle of 23°38'56", a chord bearing of South 07°24'13" East, a chord distance of 214.63 feet to an iron pin set at the northeast corner of that 0.132 acre Parcel 2WD as conveyed to the FRANKLIN COUNTY COMMISSIONERS by deed of record in Instrument Number 199706090017524;

Thence South 70°25'18" West, a distance of 43.36 feet, along the northerly line of said 0.132 acre Parcel 2WD, to a P.K. Nail set at the northeast corner of that 0.186 acre Parcel 3WD as conveyed to the FRANKLIN COUNTY COMMISSIONERS by deed of record in Official Record 34220 G06;

Thence South 49°05'17" West, a distance of 7.14 feet, along the northerly line of said 0.186 acre Parcel 3WD, to a P.K. Nail set at the intersection with the existing centerline of Waggoner Road;

Thence northwesterly, along the arc of a curve to the right for 239.70 feet, along the existing centerline of Waggoner Road, along a portion of the remainder of those lands conveyed to the REYNO HOLDING CO. by deed of record in Official Record 30723 I07, and along a westerly line of said 59.518 acre tract, having a radius of 573.70 feet, a central angle of 23°56'20", a chord bearing of North 07°32'55" West, a chord distance of 237.96 feet to a P.K. Nail set at a point of tangency;

Thence North 04°25'15" East, a distance of 172.35 feet, along the existing centerline of Waggoner Road, and along a westerly line of said 59.518 acre tract, to the **True Point of Beginning**, containing 0.459 acres, more or less, of which the Present Road Occupies 0.278 acres, more or less, which lies within Franklin County Auditor's Parcel 515-259631, and being subject to all easements, restrictions and rights of way of record.

Bearings are based on the bearing of North 04°17'49" East for the centerline of Waggoner Road, as determined by a network of GPS field observations performed in May 2016, between Franklin County Monuments FCGS 5011 and FCGS 1276, Ohio State Plane Coordinate System, South Zone, NSRS 2007.

All iron pipes set are 3/4", 30 inches in length, with a yellow cap stamped "STANTEC".

This description was prepared by Tim A. Baker, Registered Surveyor No. 7818, of Stantec Consulting Services Inc. on July 29, 2016.



*Tim Baker* 8-3-16

Tim A. Baker Date  
Professional Surveyor No. S-7818

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0-40-F  
split  
0.459 acre  
out of  
(S15)  
259631





# PARCEL 9-WD2 WARRANTY DEED

QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16  
UNITED STATES MILITARY LANDS  
CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

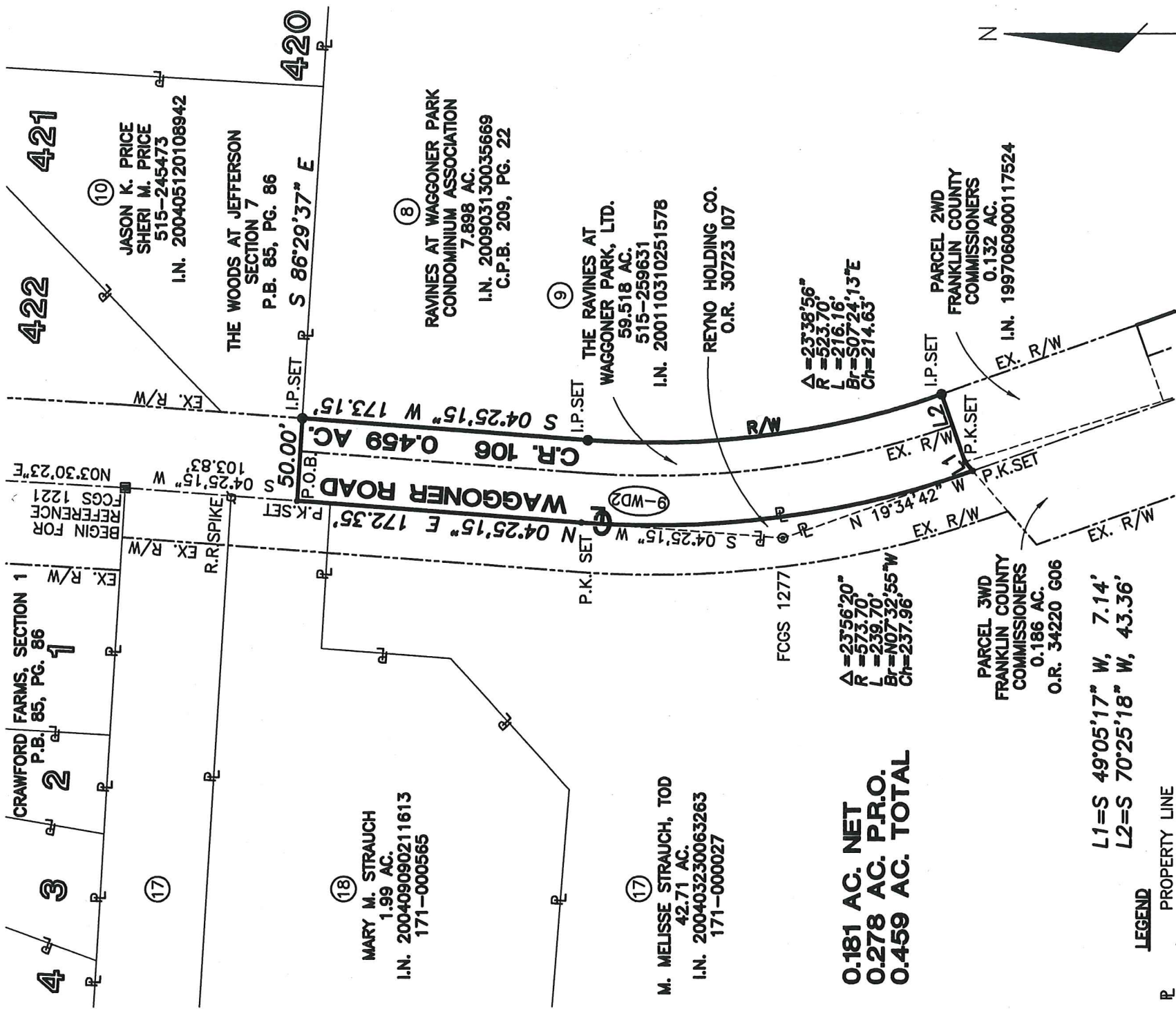
DATE: 06/30/16

3123-E PLAN

SCALE: 1" = 80'

## EXHIBIT "A"

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING PART OF A 59.518 ACRE TRACT, AS DESCRIBED IN I.N. 200110310251578.



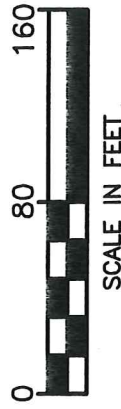
**0.181 AC. NET**  
**0.278 AC. P.R.O.**  
**0.459 AC. TOTAL**

L1=S 49°05'17" W, 7.14'  
L2=S 70°25'18" W, 43.36'

- LEGEND**
- R PROPERTY LINE
  - EX. R/W EXISTING RIGHT OF WAY
  - R/W RIGHT OF WAY
  - POB POINT OF BEGINNING
  - PROP. WARRANTY DEED



**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREIN ARE BASED ON THE CENTERLINE OF WAGGONER ROAD AS BEING NORTH 04°17'49" EAST FROM A FIELD SURVEY (MAY 2016) USING GPS METHODS FROM FCGS 5011 TO FCGS 1276 RESET, BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM 1983 (NSRS 2007).



BY: *Tim A. Baker* 8-3-16  
 TIM BAKER, P.S.  
 REGISTERED SURVEYOR NO. 7818  
 DATE

DRAWN BY: TB    CHK BY: SER    DATE