

**DESCRIPTION OF SUB AREA “A” SINGLE FAMILY**

Situated in the State of Ohio, County of Franklin, Townships of Washington and Brown, being located in Virginia Military Survey Numbers 1618 and 7693, Virginia Military District, being part of that 150.040 acre tract described in deeds to **Abbasi Farms, Ltd.**, of record in **Instrument Number 201111180151008** and **Official Record 271, Page 2197** (Madison County Recorder’s), and being part of that 44.80 acre tract described in a deed to **Gale E. Martin and Robert D. Martin**, of record in **Instrument Numbers 201112210166388** and **201112210166389**, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, unless noted otherwise, and being further bounded and described as follows;

**BEGINNING** at a point being a northwest corner of said 44.80 acre tract, being a southeast corner of that 102.750 acre tract described in deeds to Makapa LLC, of record in Instrument Number 201905140056262 and Official Record 350 Page 1927 (Madison County Recorder’s), and being on the common line for Virginia Military Survey Numbers 1618 and 7693;

Thence **North 33 degrees 36 minutes 25 seconds West**, along a south line of said 44.80 acre tract, along a south line of said 150.040 acre tract, along the north line of said 102.750 acre tract, a distance **of 894.58 feet** to a point on the common line between Franklin County and Madison County;

Thence across said 150.040 acre tract and across said 44.80 acre tract for the following thirty-three (33) described courses:

1. **North 04 degrees 03 minutes 21 seconds East**, along the common line between Franklin County and Madison County, a distance of **2285.17 feet** to a point;
2. **South 47 degrees 07 minutes 11 seconds East**, a distance of **963.92 feet** to a point of curvature;
3. Along the arc of a curve to the right, said curve having a radius of **505.00 feet**, a central angle of **37 degrees 37 minutes 31 seconds**, and an arc length of **331.63 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **South 28 degrees 18 minutes 26 seconds East** and a length of **325.70 feet**;
4. **South 09 degrees 29 minutes 40 seconds East**, a distance of **227.61 feet** to a point of curvature;
5. Along the arc of a curve to the left, said curve having a radius of **450.00 feet**, a central angle of **05 degrees 04 minutes 24 seconds**, and an arc length of **39.85 feet** to a point of non-tangency, said curve being subtended by a long chord having a bearing of **South 12 degrees 01 minute 52 seconds East** and a length of **39.83 feet**;
6. **South 75 degrees 25 minutes 56 seconds West**, a distance of **125.00 feet** to a point on a curve;
7. Along the arc of a curve to the left, said curve having a radius of **575.00 feet**, a central angle of **22 degrees 52 minutes 32 seconds**, and an arc length of **229.57 feet** to a point of non-tangency, said curve being subtended by a long chord having a bearing of **South 26 degrees 00 minutes 20 seconds East** and a length of **228.05 feet**;
8. **North 52 degrees 33 minutes 24 seconds East**, a distance of **125.00 feet** to a point on a curve;

9. Along the arc of a curve to the left, said curve having a radius of **450.00 feet**, a central angle of **32 degrees 31 minutes 28 seconds**, and an arc length of **255.45 feet** to a point of non-tangency, said curve being subtended by a long chord having a bearing of **South 53 degrees 42 minutes 20 seconds East** and a length of **252.03 feet**;
10. **South 67 degrees 45 minutes 38 seconds East**, a distance of **253.06 feet** to a point;
11. **South 66 degrees 04 minutes 17 seconds East**, a distance of **44.24 feet** to a point;
12. **South 25 degrees 37 minutes 05 seconds West**, along the proposed right-of-way line, a distance of **300.33 feet** to a point on a curve;
13. Along the arc of a curve to the left, said curve having a radius of **450.00 feet**, a central angle of **03 degrees 22 minutes 44 seconds**, and an arc length of **26.54 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **North 66 degrees 04 minutes 17 seconds West** and a length of **26.53 feet**;
14. **North 67 degrees 45 minutes 38 seconds West**, a distance of **270.39 feet** to a point of curvature;
15. Along the arc of a curve to the right, said curve having a radius of **750.00 feet**, a central angle of **33 degrees 09 minutes 52 seconds**, and an arc length of **434.12 feet** to a point of non-tangency, said curve being subtended by a long chord having a bearing of **North 51 degrees 10 minutes 42 seconds West** and a length of **428.09 feet**;
16. **South 67 degrees 02 minutes 46 seconds West**, a distance of **187.21 feet** to a point on a curve;
17. Along the arc of a non-tangent curve to the right, said curve having a radius of **300.00 feet**, a central angle of **27 degrees 02 minutes 06 seconds**, and an arc length of **141.56 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **South 80 degrees 32 minutes 29 seconds West** and a length of **140.25 feet**;
18. **North 85 degrees 56 minutes 18 seconds West**, a distance of **127.93 feet** to a point of curvature;
19. Along the arc of a curve to the left, said curve having a radius of **100.00 feet**, a central angle of **90 degrees 00 minutes 00 seconds**, and an arc length of **157.08 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **South 49 degrees 03 minutes 42 seconds West** and a length of **141.42 feet**;
20. **South 04 degrees 03 minutes 42 seconds West**, a distance of **285.40 feet** to a point;
21. **South 08 degrees 17 minutes 25 seconds East**, a distance of **46.75 feet** to a point;
22. **South 04 degrees 03 minutes 42 seconds West**, a distance of **164.45 feet** to the point;
23. **South 33 degrees 30 minutes 43 seconds East**, a distance of **398.92 feet** to a point;
24. **South 56 degrees 29 minutes 17 seconds West**, a distance of **125.00 feet** to a point on the proposed east right-of-way line;

25. **South 33 degrees 30 minutes 43 seconds East**, along the proposed east right-of-way line, a distance of **309.28 feet** to a point of curvature;
26. Along the arc of a curve to the right, continuing along the proposed east right-of-way line said curve having a radius of **285.00 feet**, a central angle of **33 degrees 49 minutes 50 seconds**, and an arc length of **168.28 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **South 16 degrees 35 minutes 48 seconds East** and a length of **165.85 feet**;
27. **South 00 degrees 19 minutes 06 seconds West**, continuing along the proposed east right-of-way line, a distance of **316.94 feet** to a point of curvature;
28. Along the arc of a curve to the left, continuing along the proposed east right-of-way line, said curve having a radius of **16.00 feet**, a central angle of **90 degrees 05 minutes 05 seconds**, and an arc length of **25.16 feet** to the intersection of said proposed east right-of-way line with the proposed north right-of-way line, said curve being subtended by a long chord having a bearing of **South 44 degrees 43 minutes 26 seconds East** and a length of **22.64 feet**;
29. **North 89 degrees 45 minutes 59 seconds West**, along said proposed north right-of-way line, a distance of **92.01 feet** to the intersection of said proposed north right-of-way line with the proposed west right-of-way line;
30. Along the arc of a curve to the left, along said proposed west right-of-way line, said curve having a radius of **16.00 feet**, a central angle of **89 degrees 55 minutes 16 seconds**, and an arc length of **25.11 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **North 45 degrees 16 minutes 24 seconds East** and a length of **22.61 feet**;
31. **North 00 degrees 18 minutes 46 seconds East**, continuing along said proposed west right-of-way line, a distance of **62.24 feet** to a point;
32. **North 00 degrees 19 minutes 18 seconds East**, continuing along said proposed west right-of-way line, a distance of **240.94 feet** to a point;
33. **North 89 degrees 27 minutes 29 seconds West**, a distance of **95.06 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total of **39.531 acres** of which:

- 11.150 acres are located within Franklin County Auditor's Parcel Number 560-333701,
- 24.250 acres are located within Franklin County Auditor's Parcel Number 125-333697,
- 4.131 acres are located within Franklin County Auditor's Parcel Number 125-333698.

Bearings described hereon are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description is intended for zoning purposes only and does not represent an actual boundary description.

**DESCRIPTION OF SUB AREA B1 TOWNHOMES**

Situated in the State of Ohio, County of Franklin, Township of Brown, being located in Virginia Military Survey Numbers 1618 and 7693, Virginia Military District, being part of that 150.040 acre tract described in deeds to **Abbasi Farms, Ltd.**, of record in **Instrument Number 201111180151008** and **Official Record 271, Page 2197** (Madison County Recorder's), and being part of that 44.80 acre tract described in deeds to **Gale E. Martin and Robert D. Martin**, of record in **Instrument Numbers 201112210166388** and **201112210166389**, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, unless noted otherwise, and being further bounded and described as follows;

Commencing for reference at a point being a southwest corner of said 150.040 acre tract, being a northeast corner of said 44.80 acre tract, being on the north line of that 102.750 acre tract described in deeds to Makapa LLC, of record in Instrument Number 201905140056262 and Official Record 350 Page 1927 (Madison County Recorder's);

Thence **North 74 degrees 56 minutes 50 seconds East**, along a south line of said 150.040 tract, along the north line of said 44.80 acre tract, a distance of **327.61 feet** to a point being the **TRUE POINT OF BEGINNING** for this description;

Thence across said 150.040 acre tract and across said 44.80 acre tract for the following twenty-eight (28) described courses:

1. **North 33 degrees 30 minutes 43 seconds West**, a distance of **190.92 feet** to a point;
2. **North 04 degrees 03 minutes 42 seconds East**, a distance of **164.45 feet** to a point;
3. **North 08 degrees 17 minutes 25 seconds West**, a distance of **46.75 feet** to a point;
4. **North 04 degrees 03 minutes 42 seconds East**, a distance of **285.40 feet** to a point of curvature;
5. Along the arc of a curve to the right, said curve having a radius of **100.00 feet**, a central angle of **90 degrees 00 minutes 00 seconds**, and an arc length of **157.08 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **North 49 degrees 03 minutes 42 seconds East** and a length of **141.42 feet**;
6. **South 85 degrees 56 minutes 18 seconds East**, a distance of **127.93 feet** to a point of curvature;
7. Along the arc of a curve to the left, said curve having a radius of **300.00 feet**, a central angle of **27 degrees 02 minutes 06 seconds**, and an arc length of **141.56 feet** to a point of non-tangency, said curve being subtended by a long chord having a bearing of **North 80 degrees 32 minutes 39 seconds East** and a length of **140.25 feet**;
8. **North 67 degrees 02 minutes 46 seconds East**, a distance of **187.21 feet** to a point on a curve;
9. Along the arc of a curve to the left, said curve having a radius of **750.00 feet**, a central angle of **33 degrees 09 minutes 52 seconds**, and an arc length of **434.12 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **South 51 degrees 10 minutes 42 seconds East** and a length of **428.09 feet**;
10. **South 67 degrees 45 minutes 38 seconds East**, a distance of **270.39 feet** to a point of curvature;

11. Along the arc of a curve to the right, said curve having a radius of **450.00 feet**, a central angle of **03 degrees 22 minutes 44 seconds**, and an arc length of **26.54 feet** to a point of non-tangency, said curve being subtended by a long chord having a bearing of **South 66 degrees 04 minutes 17 seconds East** and a length of **26.53 feet**;
12. **North 25 degrees 37 minutes 05 seconds East**, a distance of **125.00 feet** to a point being the southwest corner of the proposed right-of-way;
13. Along the arc of a curve to the right, along the proposed south right-of-way, said curve having a radius of **575.00 feet**, a central angle of **17 degrees 24 minutes 18 seconds**, and an arc length of **174.67 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **South 55 degrees 40 minutes 46 seconds East** and a length of **174.00 feet**;
14. **South 46 degrees 58 minutes 37 second East**, along the proposed south right-of-way, a distance of **115.06 feet** to a point of curvature;
15. Along the arc of a curve to the right, continuing along the proposed south right-of-way, said curve having a radius of **11.00 feet**, a central angle of **89 degrees 59 minutes 52 seconds**, and an arc length of **17.28 feet** to the intersection of said proposed south right-of-way with the proposed west right-of-way, said curve being subtended by a long chord having a bearing of **South 01 degrees 58 minutes 41 seconds East** and a length of **15.56 feet**;
16. **South 43 degrees 01 minute 15 seconds West**, along the proposed west right-of-way, a distance of **141.46 feet** to a point of curvature;
17. Along the arc of a curve to the left, continuing along the proposed west right-of-way, said curve having a radius of **1040.00 feet**, a central angle of **08 degrees 43 minutes 45 seconds**, and an arc length of **158.45 feet** to a point, said curve being subtended by a long chord having a bearing of **South 38 degrees 39 minutes 23 seconds West** and a length of **158.29 feet**;
18. **North 46 degrees 58 minutes 45 seconds West**, a distance of **95.05 feet** to a point;
19. **North 89 degrees 47 minutes 33 seconds West**, a distance of **82.69 feet** to a point;
20. **North 67 degrees 37 minutes 03 seconds West**, a distance of **407.99 feet** to a point;
21. **North 87 degrees 53 minutes 22 seconds West**, a distance of **165.31 feet** to a point;
22. **South 00 degrees 16 minutes 30 seconds West**, a distance of **903.08 feet** to a point on a curve;
23. Along the arc of a curve to the left, said curve having a radius of **250.00 feet**, a central angle of **55 degrees 57 minutes 39 seconds**, and an arc length of **244.17 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **North 87 degrees 40 minutes 48 seconds West** and a length of **234.58 feet**;
24. **South 64 degrees 20 minutes 23 seconds West**, a distance of **29.09 feet** to a point on a curve;

25. Along the arc of a curve to the left, along the proposed east right-of-way, said curve having a radius of **285.00 feet**, a central angle of **07 degrees 43 minutes 52 seconds**, and an arc length of **38.46 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **North 29 degrees 38 minutes 47 seconds West** and a length of **38.43 feet**;
26. **North 33 degrees 30 minutes 43 seconds West**, continuing along the proposed east right-of-way, a distance of **309.28 feet** to a point;
27. **North 56 degrees 29 minutes 17 seconds East**, a distance of **125.00 feet** to a point;
28. **North 33 degrees 30 minutes 43 seconds West**, a distance of **208.00 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total of **19.759 acres** of which:

14.525 acres are located within Franklin County Auditor's Parcel Number 125-333697,

5.234 acres are located within Franklin County Auditor's Parcel Number 125-333698.

Bearings described hereon are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description is intended for zoning purposes only and does not represent an actual boundary description.

**DESCRIPTION OF SUB AREA B2 TOWNHOMES**

Situated in the State of Ohio, County of Franklin, Township of Brown, being located in Virginia Military Survey Number 7693, Virginia Military District, being part of that 150.040 acre tract described in deeds to **Abbasi Farms, Ltd.**, of record in **Instrument Number 201111180151008** and **Official Record 271, Page 2197** (Madison County Recorder's), and being part of that 44.80 acre tract described in a deed to **Gale E. Martin and Robert D. Martin**, of record in **Instrument Numbers 201112210166388** and **201112210166389**, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, unless noted otherwise, and being further bounded and described as follows;

**BEGINNING** at a point being the northeast corner of said 150.040 acre tract, being the northwest corner of that tract described in deeds to Aristotle L. Hutras and Beth R. Hutras, of record in Official Record 2829 A16 and Official Record 5415 A06, and being on the south line of that 34.118 acre tract described in deeds to Columbus and Franklin County Metropolitan Park District, of record in Instrument Number 200004030063910 and Official Record 109, Page 784 (Madison County Recorder's);

Thence **South 16 degrees 33 minutes 10 seconds West**, along the east line of said 150.040 acre tract, along the west line of said tract described to Aristotle L. Hutras and Beth R. Hutras, a distance of **554.25 feet** to a point;

Thence **South 14 degrees 29 minutes 00 degrees West**, continuing along the east line of said 150.040 acre tract, continuing along the west line of said tract described to Aristotle L. Hutras and Beth R. Hutras, a distance of **57.31 feet** to a point on the proposed right-of-way;

Thence across said 150.040 acre tract and across said 44.80 acre tract for the following five (5) described courses:

1. **North 88 degrees 59 minutes 50 seconds West**, along the proposed right-of-way, a distance of **774.71 feet** to a point;
2. **North 89 degrees 43 minutes 29 seconds West**, along the proposed right-of-way, a distance of **341.98 feet** to a point;
3. **North 00 degrees 20 minutes 48 seconds East**, a distance of **280.36 feet** to a point;
4. **North 40 degrees 16 minutes 30 seconds East**, a distance of **658.47 feet** to a point on a curve;
5. Along the arc of a curve to the left, said curve having a radius of **420.59 feet**, a central angle of **88 degrees 45 minutes 52 seconds**, and an arc length of **651.58 feet** to a point of non-tangency being on the north line of said 150.040 acre tract, being on the south line of said 34.118 acre tract, said curve being subtended by a long chord having a bearing of **North 85 degrees 50 minutes 51 seconds East** and a length of **588.35 feet**;

Thence **South 47 degrees 15 minutes 42 seconds East**, along the north line of said 150.040 acre tract, along the south line of said 34.118 acre tract, a distance of **373.93 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total of **18.362 acres** of which:

16.682 acres is located within Franklin County Auditor's Parcel Number 125-333697,

1.680 acres is located within Franklin County Auditor's Parcel Number 125-333698.

Bearings described hereon are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description is intended for zoning purposes only and does not represent an actual boundary description.

**DESCRIPTION OF SUB AREA C1 MULTI-FAMILY**

Situated in the State of Ohio, County of Franklin, Township of Brown, being located in Virginia Military Survey Numbers 1618 and 7693, Virginia Military District, being part of that 150.040 acre tract described in deeds to **Abbasi Farms, Ltd.**, of record in **Instrument Number 201111180151008** and **Official Record 271, Page 2197** (Madison County Recorder's), and being part of that 44.80 acre tract described in a deed to **Gale E. Martin and Robert D. Martin**, of record in **Instrument Numbers 201112210166388** and **201112210166389**, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, unless noted otherwise, and being further bounded and described as follows;

Commencing for reference at a point being a northwest corner of said 44.80 acre tract, being a southeast corner of that 102.750 acre tract described in deeds to Makapa LLC, of record in Instrument Number 201905140056262 and Official Record 350 Page 1927 (Madison County Recorder's), and being on the common line for Virginia Military Survey Numbers 1618 and 7693;

Thence **South 03 degrees 48 minutes 24 seconds East**, along the west line of said 44.80 acre tract, along the east line of said 102.750 acre tract, a distance of **87.26 feet** to a point on the proposed north right-of-way line;

Thence across said 44.80 acre tract and across said 150.040 acre tract for the following fifteen (15) described courses:

1. **South 89 degrees 45 minutes 59 seconds East**, along said proposed north right-of-way line, a distance of **1222.33 feet** to the intersection of said proposed north right-of-way line with the proposed west right-of-way line;
2. **North 56 degrees 03 minutes 28 seconds East**, along said proposed west right-of-way line, a distance of **36.04 feet** to a point;
3. **North 11 degrees 03 minutes 28 seconds East**, continuing along said proposed west right-of-way line, a distance of **47.85 feet** to a point;
4. **North 00 degrees 22 minutes 28 seconds East**, continuing along said proposed west right-of-way line, a distance of **212.76 feet** to a point and being the **TRUE POINT OF BEGINNING** for this description;
5. **North 89 degrees 45 minutes 59 seconds West**, a distance of **197.59 feet** to a point of curvature;
6. Along the arc of a curve to the right, said curve having a radius of **250.00 feet**, a central angle of **38 degrees 50 minutes 18 seconds**, and an arc length of **169.46 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **North 70 degrees 20 minutes 49 seconds West** and a length of **166.24 feet**;
7. **North 50 degrees 55 minutes 40 seconds West**, a distance of **168.46 feet** to a point of curvature;
8. Along the arc of a curve to the left, said curve having a radius of **250.00 feet**, a central angle of **08 degrees 46 minutes 18 seconds**, and an arc length of **38.27 feet** to a point of non-tangency, said curve being subtended by a long chord having a bearing of **North 55 degrees 18 minutes 49 seconds West** and a length of **38.24 feet**;
9. **North 00 degrees 16 minutes 30 seconds East**, a distance of **903.08 feet** to a point;



10. **South 87 degrees 53 minutes 22 seconds East**, a distance of **165.31 feet** to a point;
11. **South 67 degrees 37 minutes 03 seconds East**, a distance of **407.99 feet** to a point;
12. **South 89 degrees 47 minutes 33 seconds East**, a distance of **82.69 feet** to a point;
13. **South 46 degrees 58 minutes 45 seconds East**, a distance of **95.05 feet** to a point on a curve being on the proposed west right-of-way line;
14. Along the arc of a curve to the left, along said proposed west right-of-way, said curve having a radius of **1040.00 feet**, a central angle of **33 degrees 55 minutes 02 seconds**, and an arc length of **615.65 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **South 17 degrees 19 minutes 59 seconds West** and a length of **606.70 feet**;
15. **South 00 degrees 22 minutes 28 seconds West**, continuing along said proposed west right-of-way, a distance of **281.99 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total of **12.732 acres** of which:

- 1.602 acres are located within Franklin County Auditor's Parcel Number 125-333697,
- 11.130 acres are located within Franklin County Auditor's Parcel Number 125-333698.

Bearings described hereon are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description is intended for zoning purposes only and does not represent an actual boundary description.

**DESCRIPTION OF SUB AREA C2 MULTI-FAMILY**

Situated in the State of Ohio, County of Franklin, Township of Brown, being located in Virginia Military Survey Numbers 1618 and 7693, Virginia Military District, being part of that 150.040 acre tract described in deeds to **Abbasi Farms, Ltd.**, of record in **Instrument Number 201111180151008** and **Official Record 271, Page 2197** (Madison County Recorder's), and being part of that 44.80 acre tract described in a deed to **Gale E. Martin and Robert D. Martin**, of record in **Instrument Numbers 201112210166388** and **201112210166389**, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, unless noted otherwise, and being further bounded and described as follows;

Commencing for reference at a point being the northeast corner of said 150.040 acre tract, being the northwest corner of that tract described in deeds to Aristotle L. Hutras and Beth R. Hutras, of record in Official Record 2829 A16 and Official Record 5415 A06, and being on the south line of that 34.118 acre tract described in deeds to Columbus and Franklin County Metropolitan Park District, of record in Instrument Number 200004030063910 and Official Record 109, Page 784 (Madison County Recorder's);

Thence **North 47 degrees 15 minutes 42 seconds West**, along the north line of said 150.040 acre tract, along the south line of said 34.118 acre tract, a distance of **373.93 feet** to a point on a curve;

Thence across said 150.040 acre tract and across said 44.80 acre tract for the following eight (8) described courses:

1. Along the arc of a curve to the right, said curve having a radius of **420.59 feet**, a central angle of **88 degrees 45 minutes 52 seconds**, and an arc length of **651.58 feet** to a point of non-tangency and being the **TRUE POINT OF BEGINNING** for this description, said curve being subtended by a long chord having a bearing of **South 85 degrees 50 minutes 51 degrees West** and a length of **588.35 feet**;
2. **South 40 degrees 16 minutes 30 seconds West**, a distance of **658.47 feet** to a point;
3. **North 89 degrees 45 minutes 59 seconds West**, a distance of **459.82 feet** to a point on the proposed east right-of-way;
4. **North 00 degrees 22 minutes 28 seconds East**, along the proposed east right-of-way, a distance of **281.79 feet** to a point of curvature;
5. Along the arc of a curve to the right, continuing along the proposed east right-of-way, said curve having a radius of **960.00 feet**, a central angle of **42 degrees 38 minutes 55 seconds**, and an arc length of **714.59 feet** to a point of non-tangency, said curve being subtended by a long chord having a bearing of **North 21 degrees 41 minutes 56 seconds East** and a length of **698.20 feet**;
6. **North 43 degrees 01 minute 15 seconds East**, continuing along the proposed east right-of-way a distance of **177.41 feet** to a point;
7. **South 46 degrees 58 minutes 45 seconds East**, a distance of **67.30 feet** to a point;
8. **South 63 degrees 52 minutes 04 seconds East**, a distance of **343.46 feet** to a point on a curve;

9. Along the arc of a curve to the left, said curve having a radius of **420.59 feet**, a central angle of **55 degrees 25 minutes 25 seconds** and an arc length of **406.84 feet** to the **TRUE POINT OF BEGINNING** for this description, said curve being subtended by a long chord having a bearing of **South 22 degrees 03 minutes 30 seconds East** and a length of **391.17 feet**.

The above description contains a total of **14.468 acres** of which:

8.911 acres is located within Franklin County Auditor's Parcel Number 125-333697,

5.557 acres is located within Franklin County Auditor's Parcel Number 125-333698.

Bearings described hereon are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description is intended for zoning purposes only and does not represent an actual boundary description.

**DESCRIPTION OF SUB AREA E1 OPEN SPACE**

Situated in the State of Ohio, County of Franklin, Township of Brown, being located in Virginia Military Survey Numbers 1618 and 7693, Virginia Military District, being part of that 150.040 acre tract described in deeds to **Abbasi Farms, Ltd.**, of record in **Instrument Number 201111180151008** and **Official Record 271, Page 2197** (Madison County Recorder's), all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, unless noted otherwise, and being further bounded and described as follows;

Commencing for reference at a point being the northeast corner of said 150.040 acre tract, being the northwest corner of that tract described in deeds to Aristotle L. Hutras and Beth R. Hutras, of record in Official Record 2829 A16 and Official Record 5415 A06, and being on the south line of that 34.118 acre tract described in deeds to Columbus and Franklin County Metropolitan Park District, of record in Instrument Number 200004030063910 and Official Record 109, Page 784 (Madison County Recorder's);

Thence **North 47 degrees 15 minutes 42 seconds West**, along the north line of said 150.040 acre tract, along the south line of said 34.118 acre tract, a distance of **373.93 feet** to a point on a curve and being the **TRUE POINT OF BEGINNING** for this description;

Thence across said 150.040 acre tract for the following four (4) described courses:

1. Along the arc of a curve to the right, said curve having a radius of **420.59 feet**, a central angle of **164 degrees 40 minutes 01 second**, and an arc length of **1208.75 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **North 56 degrees 12 minutes 04 degrees West** and a length of **833.65 feet**;
2. **North 26 degrees 07 minutes 56 seconds East**, a distance of **102.85 feet** to a point;
3. **North 63 degrees 52 minutes 04 seconds West**, a distance of **311.31 feet** to a point on the proposed east right-of-way;
4. **North 43 degrees 01 minute 15 seconds East**, along the proposed east right-of-way, a distance of **123.95 feet** to a point on the north line of said 150.040 acre tract, being on the south line of said 34.118 acre tract, and being the northeast corner of the proposed right-of-way;

Thence **South 47 degrees 15 minutes 42 seconds East**, along the north line of said 150.040 acre tract, along the south line of said 34.118 acre tract, a distance of **217.22 feet** to a point being an eastern corner of said 150.040 acre tract, being a western corner of said 34.118 acre tract;

Thence **South 59 degrees 23 minutes 37 seconds West**, along an east line of said 150.040 acre tract, along a west line of said 34.118 acre tract, a distance of **4.18 feet** to a point being an eastern corner of said 150.040 acre tract, being a western corner of said 34.118 acre tract;

Thence **South 47 degrees 15 minutes 42 seconds East**, along the north line of said 150.040 acre tract, along the south line of said 34.118 acre tract, a distance of **934.61 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total of **7.113 acres** all of which is located within Franklin County Auditor's Parcel Number 125-333697.

Bearings described hereon are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description is intended for zoning purposes only and does not represent an actual boundary description.

**DESCRIPTION OF SUB AREA E2 OPEN SPACE**

Situated in the State of Ohio, County of Franklin, Townships of Washington and Brown, being located in Virginia Military Survey Number 1618, Virginia Military District, being part of that 150.040 acre tract described in deeds to **Abbasi Farms, Ltd.**, of record in **Instrument Number 201111180151008** and **Official Record 271, Page 2197** (Madison County Recorder's), all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, unless noted otherwise, and being further bounded and described as follows;

Commencing for reference at a point being a southwest corner of said 150.040 acre tract, being a northeast corner of that 44.80 acre tract described in deeds to Gale E. Martin and Robert D. Martin, of record in Instrument Numbers 201112210166388 and 201112210166389, being on the north line of that 102.750 acre tract described in deeds to Makapa LLC, of record in Instrument Number 201905140056262 and Official Record 350 Page 1927 (Madison County Recorder's);

Thence **North 33 degrees 36 minutes 25 seconds West**, along a south line of said 150.040 tract, along the north line of said 102.750 acre tract, a distance of **190.00 feet** to a point on the common line between Madison County and Franklin County;

Thence **North 04 degrees 03 minutes 21 seconds East**, across said 150.040 acre tract, along the common line between Madison County and Franklin County, a distance of **2285.17 feet** to a point being the **TRUE POINT OF BEGINNING** for this description;

Thence **North 04 degrees 03 minutes 21 seconds East**, continuing across said 150.040 acre tract, continuing along the common line between Madison County and Franklin County, a distance of **60.93 feet** to a point on the north line of said 150.040 acre tract, being on the south line of that 34.118 acre tract described in deeds to Columbus and Franklin County Metropolitan Park District, of record in Instrument Number 200004030063910 and Official Record 109, Page 784 (Madison County Recorder's);

Thence along the north line of said 150.040 acre tract and along the south line of said 34.118 acre tract for the following seven (7) described courses:

1. **South 47 degrees 15 minutes 42 seconds East**, a distance of **78.71 feet** to a point;
2. **North 02 degrees 28 minutes 43 seconds East**, a distance of **7.86 feet** to a point;
3. **South 47 degrees 15 minutes 42 seconds East**, a distance of **313.82 feet** to a point;
4. **South 78 degrees 24 minutes 47 seconds West**, a distance of **6.16 feet** to a point;
5. **South 47 degrees 15 minutes 42 second East**, a distance of **1011.21 feet** to a point;
6. **South 85 degrees 37 minutes 08 seconds West**, a distance of **8.19 feet** to a point;
7. **South 47 degrees 15 minutes 42 seconds East**, a distance of **1180.41 feet** to a point being the northwest corner of the proposed right-of-way;

Thence across said 150.040 acre tract for the following fifteen (15) described courses:

1. **South 43 degrees 01 minutes 15 seconds West**, along the proposed west right-of-way, a distance of **328.05 feet** to a point of curvature at the intersection of the proposed west right-of-way with the proposed north right-of-way;

2. Along the arc of a curve to the right, along the proposed north right-of-way, said curve having a radius of **11.00 feet**, a central angle of **90 degrees 00 minutes 08 seconds**, and an arc length of **17.28 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **South 88 degrees 01 minute 19 seconds West** and a length of **15.56 feet**;
3. **North 46 degrees 58 minutes 37 seconds West**, continuing along the proposed north right-of-way, a distance of **115.06 feet** to a point of curvature;
4. Along the arc of a curve to the left, continuing along the proposed north right-of-way, said curve having a radius of **625.33 feet**, a central angle of **17 degrees 24 minutes 18 seconds**, and an arc length of **189.96 feet** to the northwest corner of the proposed right-of-way, said curve being subtended by a long chord having a bearing of **North 55 degrees 40 minute 46 seconds West** and a length of **189.23 feet**;
5. **North 25 degrees 37 minutes 05 seconds East**, a distance of **125.00 feet** to a point;
6. **North 66 degrees 04 minutes 17 seconds West**, a distance of **44.24 feet** to a point;
7. **North 67 degrees 45 minutes 38 seconds West**, a distance of **253.06 feet** to a point on a curve;
8. Along the arc of a curve to the right, said curve having a radius of **450.00 feet**, a central angle of **32 degrees 31 minutes 28 seconds**, and an arc length of **255.45 feet** to a point of non-tangency, said curve being subtended by a long chord having a bearing of **North 53 degrees 42 minutes 20 seconds West** and a length of **252.03 feet**;
9. **South 52 degrees 33 minutes 24 seconds West**, a distance of **125.00 feet** to a point on a curve;
10. Along the arc of a curve to the right, said curve having a radius of **575.00 feet**, a central angle of **22 degrees 52 minutes 32 seconds**, and an arc length of **229.57 feet** to a point of non-tangency, said curve being subtended by a long chord having a bearing of **North 26 degrees 00 minutes 20 seconds West** and a length of **228.05 feet**;
11. **North 75 degrees 25 minutes 56 seconds East**, a distance of **125.00 feet** to a point on a curve;
12. Along the arc of a curve to the right, said curve having a radius of **450.00 feet**, a central angle of **05 degrees 04 minutes 24 seconds**, and an arc length of **39.85 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **North 12 degrees 01 minutes 52 seconds West** and a length of **39.83 feet**;
13. **North 09 degrees 29 minutes 40 seconds West**, a distance of **227.61 feet** to a point of curvature;
14. Along the arc of a curve to the left, said curve having a radius of **505.00 feet**, a central angle of **37 degrees 37 minutes 31 seconds**, and an arc length of **331.63 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **North 28 degrees 18 minutes 26 seconds West** and a length of **325.70 feet**;

15. **North 47 degrees 07 minutes 11 seconds West**, a distance of **963.92 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total of **11.638 acres** of which:

1.818 acres are located within Franklin County Auditor’s Parcel Number 560-333701,

9.820 acres are located within Franklin County Auditor’s Parcel Number 125-333697.

Bearings described hereon are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description is intended for zoning purposes only and does not represent an actual boundary description.

From: R, Rural District,

To: L-AR-1, Limited Apartment Residential District.

**DESCRIPTION OF SUB AREA D1 COMMERCIAL**

Situated in the State of Ohio, County of Franklin, Townships of Washington and Brown, being located in Virginia Military Survey Numbers 1618 and 7693, Virginia Military District, being part of that 44.80 acre tract described in a deed to **Gale E. Martin and Robert D. Martin**, of record in **Instrument Numbers 201112210166388** and **201112210166389**, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, unless noted otherwise, and being further bounded and described as follows;

**BEGINNING** at a point being a northwest corner of said 44.80 acre tract, being a southeast corner of that 102.750 acre tract described in deeds to Makapa LLC, of record in Instrument Number 201905140056262 and Official Record 350 Page 1927 (Madison County Recorder's), and being on the common line for Virginia Military Survey Numbers 1618 and 7693;

Thence across said 44.80 acre tract for the following five (5) described courses:

1. **South 89 degrees 27 minutes 29 seconds East**, a distance of **95.06 feet** to a point on a proposed west right-of-way line;
2. **South 00 degrees 19 minutes 18 seconds West**, along said proposed west right-of-way line, a distance of **240.94 feet** to a point;
3. **South 00 degrees 18 minutes 46 second West**, continuing along said proposed west right-of-way line, a distance of **62.24 feet** to a point of curvature;
4. Along the arc of a curve to the right, along said proposed west right-of-way line, said curve having a radius of **16.00 feet**, a central angle of **89 degrees 55 minutes 16 seconds**, and an arc length of **25.11 feet** to the intersection of said proposed west right-of-way line with a proposed north right-of-way line, said curve being subtended by a long chord having a bearing of **South 45 degrees 16 minutes 24 seconds West** and a length of **22.61 feet**;
5. **North 89 degrees 45 minutes 59 seconds West**, along said proposed north right-of-way line, a distance of **436.34 feet** to a point on the west line of said 44.80 acre tract, being on the east line of said 102.750 acre tract;

Thence **North 03 degrees 48 minutes 24 seconds West**, along the west line of said 44.80 acre tract, along the east line of said 102.750 acre tract, a distance of **87.26 feet** to a northwest corner of said 44.80 acre tract, being a southeast corner of said 102.750 acre tract, and being on the common line for Virginia Military Survey Numbers 1618 and 7693;

Thence **North 57 degrees 38 minutes 37 seconds East**, along a west line of said 44.80 acre tract, along an east line of said 102.750 acre tract, a distance of **431.89** to the **POINT OF BEGINNING** for this description.

The above description contains a total of **2.387 acres** all of which are located within Franklin County Auditor's Parcel Number 125-333698.

Bearings described hereon are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description is intended for zoning purposes only and does not represent an actual boundary description.



**DESCRIPTION OF SUB AREA D2 COMMERCIAL**

Situated in the State of Ohio, County of Franklin, Township of Brown, being located in Virginia Military Survey Numbers 1618 and 7693, Virginia Military District, being part of that 44.80 acre tract described in a deed to **Gale E. Martin and Robert D. Martin**, of record in **Instrument Numbers 201112210166388** and **201112210166389**, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, unless noted otherwise, and being further bounded and described as follows;

Commencing for reference at a point being a northwest corner of said 44.80 acre tract, being a southeast corner of that 102.750 acre tract described in deeds to Makapa LLC, of record in Instrument Number 201905140056262 and Official Record 350 Page 1927 (Madison County Recorder's), and being on the common line for Virginia Military Survey Numbers 1618 and 7693;

Thence **South 03 degrees 48 minutes 24 seconds East**, along the west line of said 44.80 acre tract, along the east line of said 102.750 acre tract, a distance of **87.26 feet** to a point on the proposed north right-of-way;

Thence across said 44.80 acre tract for the following twelve (12) described courses:

1. **South 89 degrees 45 minutes 59 seconds East**, along the proposed right-of-way, a distance of **528.34 feet** to a point of curvature at the intersection of said proposed north right-of-way line with a proposed east right-of-way line, said point being the **TRUE POINT OF BEGINNING** for this description;
2. Along the arc of a curve to the right, along said proposed east right-of-way line, said curve having a radius of **16.00 feet**, a central angle of **90 degrees 05 minutes 05 seconds**, and an arc length of **25.16 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **North 44 degrees 43 minutes 26 seconds West** and a length of **22.64 feet**;
3. **North 00 degrees 19 minutes 06 seconds East**, continuing along said proposed east right-of-way line, a distance of **316.94 feet** to a point of curvature;
4. Along the arc of a curve to the left, continuing along said proposed east right-of-way line, said curve having a radius of **285.00 feet**, a central angle of **26 degrees 05 minutes 57 seconds**, and an arc length of **129.82 feet** to a point of non-tangency, said curve being subtended by a long chord having a bearing of **North 12 degrees 43 minutes 52 seconds West** and a length of **128.70 feet**;
5. **North 64 degrees 20 minutes 23 seconds East**, a distance of **29.09 feet** to a point of curvature;
6. Along the arc of a curve to the right, said curve having a radius of **250.00 feet**, a central angle of **64 degrees 43 minutes 57 seconds**, and an arc length of **282.45 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **South 83 degrees 17 minutes 39 seconds East** and a length of **267.66 feet**;
7. **South 50 degrees 55 minutes 40 seconds East**, a distance of **168.46 feet** to a point of curvature;
8. Along the arc of a curve to the left, said curve having a radius of **250.00 feet**, a central angle of **38 degrees 50 minutes 18 seconds**, and an arc length of **169.46 feet** to a point of tangency, said curve being subtended by a long chord having a bearing of **South 70 degrees 20 minutes 49 seconds East** and a length of **166.24 feet**;

9. **South 89 degrees 45 minutes 59 seconds East**, a distance of **197.59 feet** to a point on the proposed west right-of-way line;
10. **South 00 degrees 22 minutes 28 seconds West**, along the proposed west right-of-way, a distance of **212.76 feet** to a point;
11. **South 11 degrees 03 minutes 28 seconds West**, continuing along the proposed west right-of-way line, a distance of **47.85 feet** to a point;
12. **South 56 degrees 03 minutes 28 seconds West**, continuing along the proposed west right-of-way line, a distance of **36.04 feet** to the intersection of said proposed west right-of-way line with the proposed north right-of-way line;
13. **North 89 degrees 45 minutes 59 seconds West**, along said proposed north right-of-way, a distance of **693.98 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total of **6.438 acres**, all of which are located within Franklin County Auditor's Parcel Number 125-333698.

Bearings described hereon are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description is intended for zoning purposes only and does not represent an actual boundary description.

**DESCRIPTION OF SUB AREA D3 COMMERCIAL**

Situated in the State of Ohio, County of Franklin, Township of Brown, being located in Virginia Military Survey Number 7693, Virginia Military District, being part of that 44.80 acre tract described in a deed to **Gale E. Martin and Robert D. Martin**, of record in **Instrument Numbers 201112210166388** and **201112210166389**, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, unless noted otherwise, and being further bounded and described as follows;

Commencing for reference at a point being the northeast corner of that 150.040 acre tract described in deeds to Abbasi Farms, Ltd., of record in Instrument Number 201111180151008 and Official Record 271, Page 2197 (Madison County Recorder's), being the northwest corner of that tract described in deeds to Aristotle L. Hutras and Beth R. Hutras, of record in Official Record 2829 A16 and Official Record 5415 A06, and being on the south line of that 34.118 acre tract described in deeds to Columbus and Franklin County Metropolitan Park District, of record in Instrument Number 200004030063910 and Official Record 109, Page 784 (Madison County Recorder's);

Thence **South 16 degrees 33 minutes 10 seconds West**, along the east line of said 150.040 acre tract, along the west line of said tract described to Aristotle L. Hutras and Beth R. Hutras, a distance of **554.25 feet** to a point;

Thence **South 14 degrees 29 minutes 00 degrees West**, continuing along the east line of said 150.040 acre tract, continuing along the west line of said tract described to Aristotle L. Hutras and Beth R. Hutras, a distance of **57.31 feet** to a point on the proposed north right-of-way;

Thence **North 88 degrees 59 minutes 50 seconds West**, across said 150.040 acre tract, along the proposed north right-of-way, a distance of **774.71 feet** to a point;

Thence **North 89 degrees 43 minutes 29 seconds West**, continuing across said 150.040 acre tract and across said 44.80 acre tract, continuing along the proposed north right-of-way, a distance of **341.98 feet** to a point being the **TRUE POINT OF BEGINNING** for this description;

Thence across said 44.80 acre tract for the following six (6) described courses:

1. **North 89 degrees 43 minutes 29 seconds West**, along the proposed north right-of-way, a distance of **409.74 feet** to a point at the intersection of right-of-way of the proposed north right-of-way with the proposed east right-of-way;
2. **North 58 degrees 39 minutes 19 seconds West**, along the proposed east right-of-way, a distance of **38.75 feet** to a point;
3. **North 14 degrees 04 minutes 57 seconds West**, continuing along the proposed east right-of-way, a distance of **68.04 feet** to a point;
4. **North 00 degrees 22 minutes 28 seconds East**, continuing along the proposed east right-of-way, a distance of **194.11 feet** to a point;
5. **South 89 minutes 45 minutes 59 seconds East**, a distance of **459.82 feet** to a point;
6. **South 00 degrees 20 minutes 48 seconds West**, a distance of **280.36 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total of **2.930 acres**, all of which are located within Franklin County Auditor's Parcel Number 125-333698.

Bearings described hereon are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description is intended for zoning purposes only and does not represent an actual boundary description.

**DESCRIPTION OF SUB AREA D4 COMMERCIAL**

Situated in the State of Ohio, County of Franklin, Township of Brown, being located in Virginia Military Survey Numbers 1618 and 7693, Virginia Military District, being part of that 150.040 acre tract described in deeds to **Abbasi Farms, Ltd.**, of record in **Instrument Number 201111180151008** and **Official Record 271, Page 2197** (Madison County Recorder's), all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, unless noted otherwise, and being further bounded and described as follows;

Commencing for reference at a point being the northeast corner of said 150.040 acre tract, being the northwest corner of that tract described in deeds to Aristotle L. Hutras and Beth R. Hutras, of record in Official Record 2829 A16 and Official Record 5415 A06, and being on the south line of that 34.118 acre tract described in deeds to Columbus and Franklin County Metropolitan Park District, of record in Instrument Number 200004030063910 and Official Record 109, Page 784 (Madison County Recorder's);

Thence **North 47 degrees 15 minutes 42 seconds West**, along the north line of said 150.040 acre tract, along the south line of said 34.118 acre tract, a distance of **1308.54 feet** to a point being an eastern corner of said 150.040 acre tract, being a western corner of said 34.118 acre tract;

Thence **North 59 degrees 23 minutes 37 seconds East**, continuing along the north line of said 150.040 acre tract, continuing along the south line of said 34.118 acre tract, a distance of **4.18 feet** to a point being an eastern corner of said 150.040 acre tract, being a western corner of said 34.118 acre tract;

Thence **North 47 degrees 15 minutes 42 seconds West**, continuing along the north line of said 150.040 acre tract, continuing along the south line of said 34.118 acre tract, a distance of **217.22 feet** to the northeast corner of the proposed right-of-way;

Thence across said 150.040 acre tract for the following seven (7) described courses:

1. **South 43 degrees 01 minute 15 seconds West**, along the proposed east right-of-way, a distance of **123.95 feet** to a point being the **TRUE POINT OF BEGINNING** for this description;
2. **South 63 degrees 52 minutes 04 seconds East**, a distance of **311.31 feet** to a point;
3. **South 26 degrees 07 minutes 56 seconds West**, a distance of **102.85 feet** to a point of curvature;
4. Along the arc of a curve to the left, said curve having a radius of **420.59 feet**, a central angle of **20 degrees 28 minutes 44 seconds**, and an arc length of **150.33 feet** to a point of non-tangency, said curve being subtended by a long chord having a bearing of **South 15 degrees 53 minutes 34 degrees West** and a length of **149.53 feet**;
5. **North 63 degrees 52 minutes 04 seconds West**, a distance of **343.46 feet** to a point;
6. **North 46 degrees 58 minutes 45 seconds West**, a distance of **67.30 feet** to a point on the proposed east right-of-way;
7. **North 43 degrees 01 minute 15 seconds East**, along the proposed right-of-way, a distance of **240.84 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total of **2.018 acres** all of which is located within Franklin County Auditor's Parcel Number 125-333697.

Bearings described hereon are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description is intended for zoning purposes only and does not represent an actual boundary description.

**DESCRIPTION OF SUB AREA D4 COMMERCIAL**

Situated in the State of Ohio, County of Franklin, Township of Brown, being located in Virginia Military Survey Numbers 1618 and 7693, Virginia Military District, being part of that 150.040 acre tract described in deeds to **Abbasi Farms, Ltd.**, of record in **Instrument Number 201111180151008** and **Official Record 271, Page 2197** (Madison County Recorder's), all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, unless noted otherwise, and being further bounded and described as follows;

Commencing for reference at a point being the northeast corner of said 150.040 acre tract, being the northwest corner of that tract described in deeds to Aristotle L. Hutras and Beth R. Hutras, of record in Official Record 2829 A16 and Official Record 5415 A06, and being on the south line of that 34.118 acre tract described in deeds to Columbus and Franklin County Metropolitan Park District, of record in Instrument Number 200004030063910 and Official Record 109, Page 784 (Madison County Recorder's);

Thence **North 47 degrees 15 minutes 42 seconds West**, along the north line of said 150.040 acre tract, along the south line of said 34.118 acre tract, a distance of **1308.54 feet** to a point being an eastern corner of said 150.040 acre tract, being a western corner of said 34.118 acre tract;

Thence **North 59 degrees 23 minutes 37 seconds East**, continuing along the north line of said 150.040 acre tract, continuing along the south line of said 34.118 acre tract, a distance of **4.18 feet** to a point being an eastern corner of said 150.040 acre tract, being a western corner of said 34.118 acre tract;

Thence **North 47 degrees 15 minutes 42 seconds West**, continuing along the north line of said 150.040 acre tract, continuing along the south line of said 34.118 acre tract, a distance of **271.22 feet** to the northeast corner of the proposed right-of-way;

Thence across said 150.040 acre tract for the following seven (7) described courses:

1. **South 43 degrees 01 minute 15 seconds West**, along the proposed east right-of-way, a distance of **123.95 feet** to a point being the **TRUE POINT OF BEGINNING** for this description;
2. **South 63 degrees 52 minutes 04 seconds East**, a distance of **311.31 feet** to a point;
3. **South 26 degrees 07 minutes 56 seconds West**, a distance of **102.85 feet** to a point of curvature;
4. Along the arc of a curve to the left, said curve having a radius of **420.59 feet**, a central angle of **20 degrees 28 minutes 44 seconds**, and an arc length of **150.33 feet** to a point of non-tangency, said curve being subtended by a long chord having a bearing of **South 15 degrees 53 minutes 34 degrees West** and a length of **149.53 feet**;
5. **North 63 degrees 52 minutes 04 seconds West**, a distance of **343.46 feet** to a point;
6. **North 46 degrees 58 minutes 45 seconds West**, a distance of **67.30 feet** to a point on the proposed east right-of-way;
7. **North 43 degrees 01 minute 15 seconds East**, along the proposed right-of-way, a distance of **240.84 feet** to the **TRUE POINT OF BEGINNING** for this description.

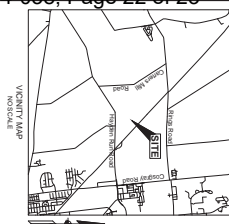
The above description contains a total of **2.018 acres** all of which is located within Franklin County Auditor's Parcel Number 125-333697.

Bearings described hereon are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

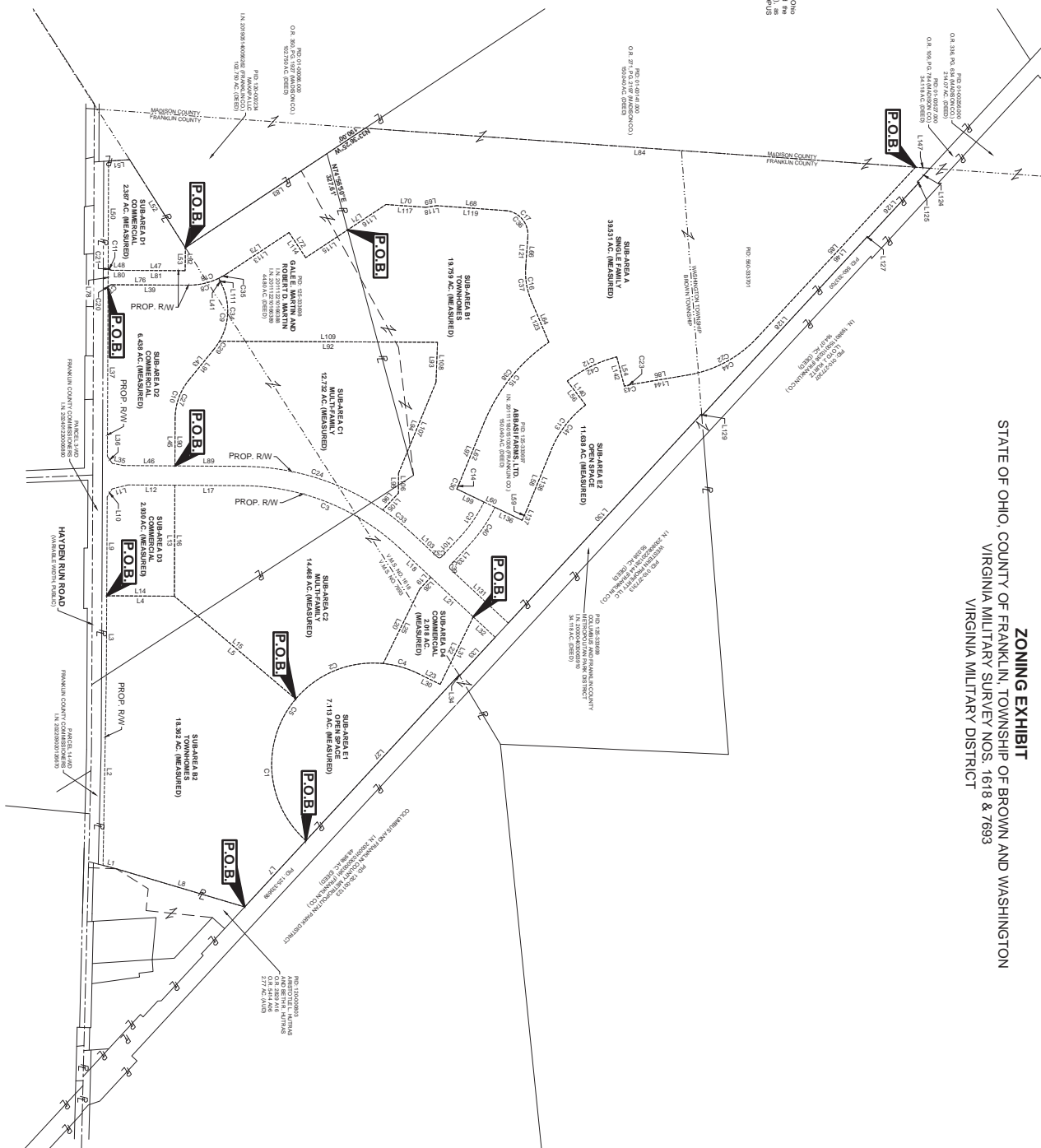
This description is intended for zoning purposes only and does not represent an actual boundary description.

From: R, Rural District,

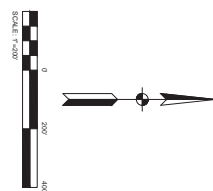
To: CPD, Commercial Planned Development District.



**BASIS OF BEARINGS**  
Bearings are based on True North, determined by the Ohio State Plane Coordinate System (State Zone) and the North American Datum of 1983 (NAD 83). All bearings are given in the form of an angle measured clockwise from the back-sight line to the fore-sight line.



**ZONING EXHIBIT**  
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF BROWN AND WASHINGTON  
VIRGINIA MILITARY SURVEY NOS. 1678 & 7693  
VIRGINIA MILITARY DISTRICT



THIS EXHIBIT IS INTENDED FOR ZONING PURPOSES ONLY.  
IT WAS PREPARED USING AN ACTUAL FIELD SURVEY.  
PERFORMED BY AMERICAN STRUCTUREPOINT, INC.

DATE:	06/27/25
DRAWN BY:	AWARD
CHECKED BY:	AWARD
JOB NUMBER:	230310331

ZONING EXHIBIT  
ABBASI FARMS  
FRANKLIN COUNTY, OHIO



PREPARED FOR:  
SPK GROUP, LLC

SUB AREA B2 TOWNHOMES

Line Table				Curve Table			
Line #	Length	Direction		Curve #	Length	Radius	Data
L1	57.31	S14°29'00"W		C1	66.158	420.68	088°55'52"
L2	77.471	N89°59'59"W					588.35
L3	341.96	N89°43'29"W					N85°05'11"E
L4	259.35	N69°29'48"E					
L5	668.47	N49°16'30"E					
L7	373.58	S49°15'42"E					
L8	564.28	S16°33'10"W					

SUB AREA D3 COMMERCIAL

Line Table			
Line #	Length	Direction	
L9	483.74	N89°43'29"W	
L10	38.75	N89°39'19"W	
L11	68.04	N14°04'57"W	
L12	194.11	N07°22'29"E	
L13	489.82	S89°46'09"E	
L14	280.38	S07°20'39"W	

SUB AREA C2 MULTI-FAMILY

Line Table				Curve Table			
Line #	Length	Direction		Curve #	Length	Radius	Data
L15	658.47	S24°16'50"W		C2	468.84	420.68	059°23'25"
L16	483.82	N89°43'59"W		C3	714.597	960.00	042°39'55"
L17	204.79	N00°22'28"E					688.40
L18	177.74	N44°01'15"E					N27°41'59"E
L19	67.20	S49°36'46"E					
L20	340.48	S09°02'04"E					

SUB AREA D4 COMMERCIAL

Line Table				Curve Table			
Line #	Length	Direction		Curve #	Length	Radius	Data
L21	248.64	N47°01'15"E		C4	150.37	420.68	070°38'46"
L22	311.51	S83°02'04"E					148.57
L23	152.06	S38°07'48"W					S17°53'39"W
L24	341.46	N47°02'04"W					
L26	67.20	N49°04'45"W					

SUB AREA D1 COMMERCIAL

Line Table				Curve Table			
Line #	Length	Direction		Curve #	Length	Radius	Data
L47	248.64	S07°19'19"W		C11	26.11	14.00	089°59'16"
L48	42.24	S07°18'49"W					22.61
L50	428.34	N89°46'59"W					S45°42'44"
L51	87.26	N89°46'29"W					
L52	431.89	N47°38'37"E					
L53	95.56	S89°27'29"E					

SUB AREA E1 OPEN SPACE

Line Table				Curve Table			
Line #	Length	Direction		Curve #	Length	Radius	Data
L27	831.61	S47°15'42"E		C5	128.75	420.68	044°00'11"
L31	31.31	N82°50'04"W					831.66
L32	123.56	N43°01'11"E					N66°12'04"W
L33	217.22	S47°15'42"E					
L34	4.18	S89°23'37"W					

SUB AREA D2 COMMERCIAL

Line Table				Curve Table			
Line #	Length	Direction		Curve #	Length	Radius	Data
L35	47.85	S11°03'28"W		C7	25.16	14.00	080°05'05"
L36	36.04	S86°03'28"W		C8	123.82	288.00	026°05'57"
L37	689.88	N89°46'59"W		C9	282.45	250.00	084°43'57"
L39	315.94	N07°19'01"E		C10	159.46	250.00	039°56'16"
L41	29.09	N44°20'23"E					148.24
L43	198.48	S07°55'40"E					
L45	197.59	S89°45'59"E					
L46	212.74	S07°22'29"W					

SUB AREA A1 SINGLE-FAMILY

Line Table				Curve Table			
Line #	Length	Direction		Curve #	Length	Radius	Data
L34	124.00	S17°25'59"W		C12	229.57	575.00	027°25'32"
L36	145.00	N27°33'24"E		C13	256.45	480.00	032°19'28"
L38	263.00	S87°46'38"E		C14	26.84	480.00	007°25'44"
L39	442.4	S89°04'17"E		C15	434.12	750.00	037°03'52"
L40	300.33	S25°17'55"W		C16	141.95	300.00	027°45'08"
L42	271.38	N07°48'39"W		C17	151.98	100.00	080°00'00"
L44	187.21	S67°02'48"W		C18	168.28	288.00	037°40'50"
L46	127.93	N85°56'18"W					163.55
L48	285.40	S54°03'42"W					S16°55'48"E
L49	46.75	S98°17'25"E					
L71	164.45	S54°03'42"W					
L72	125.00	S86°23'17"W					
L73	300.30	S37°30'43"E					
L81	260.04	N07°18'18"E					
L82	96.06	N89°27'29"W					
L83	664.58	N53°38'25"W					
L84	2286.17	N44°03'21"E					
L85	963.32	S47°07'11"E					

SUB AREA B1 TOWNHOMES

Line Table				Curve Table			
Line #	Length	Direction		Curve #	Length	Radius	Data
L97	270.38	S87°46'39"E		C30	26.54	480.00	003°22'44"
L99	125.00	N25°07'05"E		C31	174.67	575.00	017°24'17"
L101	115.06	S46°26'33"E		C32	117.26	11.00	089°39'52"
L103	141.46	S43°07'13"W					15.56
L105	95.05	N46°58'45"W		C33	156.45	1040.00	008°34'45"
L106	82.89	N89°47'33"W		C34	244.17	250.00	065°57'39"
L107	407.89	N87°37'03"W		C35	38.48	288.00	007°43'52"
L108	166.31	N87°53'22"W		C36	157.08	100.00	080°00'00"
L109	800.08	S00°18'30"W		C37	141.58	300.00	027°02'08"
L111	24.09	S84°29'23"W					140.25
L113	300.28	N33°39'43"W					031°09'52"
L114	125.00	N49°29'17"E					488.09
L115	288.00	N23°39'43"W					S51°17'42"E
L116	186.82	N53°59'43"W					
L117	166.45	N46°03'42"E					
L118	46.45	N86°17'25"W					
L119	285.40	N46°03'42"E					
L121	127.33	S85°06'18"E					
L123	187.21	N87°02'48"E					

Line Table			
Line #	Length	Direction	
L124	78.71	S47°15'42"E	
L125	7.86	N02°38'42"E	
L126	319.82	S47°15'42"E	
L127	6.16	S87°24'47"E	
L128	101.21	S47°15'42"E	
L129	8.19	S85°37'48"W	
L130	1788.41	S47°15'42"E	
L131	328.05	S45°01'15"W	
L132	115.06	N46°28'27"W	
L136	125.00	N25°37'05"E	
L137	44.24	N86°04'17"W	
L138	250.00	N87°46'38"W	
L140	125.00	S82°38'24"W	
L142	125.00	N07°25'56"E	
L144	227.61	N07°28'48"W	
L146	860.32	N07°07'11"W	
L147	60.83	N04°03'21"E	

SUB AREA C1 MULTI-FAMILY

Line Table				Curve Table			
Line #	Length	Direction		Curve #	Length	Radius	Data
L89	281.99	S80°22'28"W		C24	615.65	1040.00	037°50'02"
L91	197.59	N89°46'59"W		C27	169.46	250.00	038°00'16"
L91	168.48	N89°46'59"W					164.54
L92	300.38	N07°16'39"E		C29	38.27	250.00	008°01'46"
L93	166.31	S47°03'23"E					38.24
L94	409.89	S87°37'03"E					N85°18'48"W
L95	62.89	S87°37'03"E					
L96	95.05	S46°58'44"E					

SUB AREA E2 OPEN SPACE

Line Table				Curve Table			
Line #	Length	Direction		Curve #	Length	Radius	Data
L124	78.71	S47°15'42"E		C39	17.26	11.00	090°00'00"
L125	7.86	N02°38'42"E					15.66
L126	319.82	S47°15'42"E		C40	189.86	620.37	017°24'18"
L127	6.16	S87°24'47"E					188.22
L128	101.21	S47°15'42"E		C41	255.45	480.00	038°24'18"
L129	8.19	S85°37'48"W		C42	223.87	575.00	032°02'32"
L130	1788.41	S47°15'42"E					228.05
L131	328.05	S45°01'15"W		C44	39.85	480.00	080°05'24"
L132	115.06	N46°28'27"W					N1°31'02"W
L136	125.00	N25°37'05"E					328.79
L137	44.24	N86°04'17"W					N85°18'48"W
L138	250.00	N87°46'38"W					
L140	125.00	S82°38'24"W					
L142	125.00	N07°25'56"E					
L144	227.61	N07°28'48"W					
L146	860.32	N07°07'11"W					
L147	60.83	N04°03'21"E					