

**PARCEL 1-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 34.259 acre tract as conveyed to the MEIJER STORES LIMITED PARTNERSHIP, by deed of record in Instrument Number 200008280172473, and as shown on the plat for "DEDICATION OF EAST BROAD STREET, MEIJER DRIVE AND WAGGONER ROAD AND EASEMENTS" as recorded in Plat Book 100, page 72, 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 5011 at the centerline intersection of East Broad Street (State Route 16) and Waggoner Road (County Road 106);

Thence North 04°17'49" East, a distance of 649.79 feet, along the centerline of Waggoner Road to a point in said centerline;

Thence South 85°42'11" East, a distance of 50.00 feet, perpendicular to the centerline of Waggoner Road to a 5/8" rebar found at the intersection with the existing easterly right-of-way line of Waggoner Road, as dedicated in Plat Book 100, Page 72, at a westerly corner of the remainder of said Meijer 34.259 acre tract, at a northwesterly corner of that 1.536 acre tract as conveyed to CHARLIE'S RUN LLC, by deed of record in Instrument Number 201312160205541 and being the **True Point of Beginning**;

Thence North 04°17'49" East, a distance of 158.69 feet, along the existing easterly right-of-way line of Waggoner Road, and along a westerly line of the remainder of said Meijer 34.259 acre tract to an iron pipe set;

Thence South 85°42'11" East, a distance of 23.51 feet, perpendicular to the centerline of Waggoner Road, along a northerly line of said Meijer 34.259 acre tract, and along a southerly line of those lands conveyed to the RAVINES AT WAGGONER PARK CONDOMINIUM ASSOCIATION by deed of record in Instrument Number 200209250239118, and as shown on the plat for "RAVINES AT WAGGONER PARK CONDOMINIUM" as recorded in Condominium Plat Book 100, Page 32, to an iron pipe set;

Thence North 44°41'33" East, a distance of 2.30 feet, along a northerly line of said Meijer 34.259 acre tract, and along a southeasterly line of said Condominium lands, to an iron pipe set;

Thence South 04°17'49" West, a distance of 160.44 feet, parallel to the easterly right-of-way line of Waggoner Road, and across the remainder of said Meijer 34.259 acre tract to an iron pipe set;

Thence North 85°42'11" West, a distance of 25.00 feet, along a southerly line of the remainder of said Meijer 34.259 acre tract, and along a northerly line of said 1.536 acre tract, to the **True Point of Beginning**, containing 0.091 acres, more or less, which lies within Franklin County Auditor's Parcel 515-254556, 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 June 30, 2016.



Tim Baker 6-30-16

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

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0-40-F
split
0.091 acre
outlet
(515)
254556





PARCEL 1-WD2 WARRANTY DEED
QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

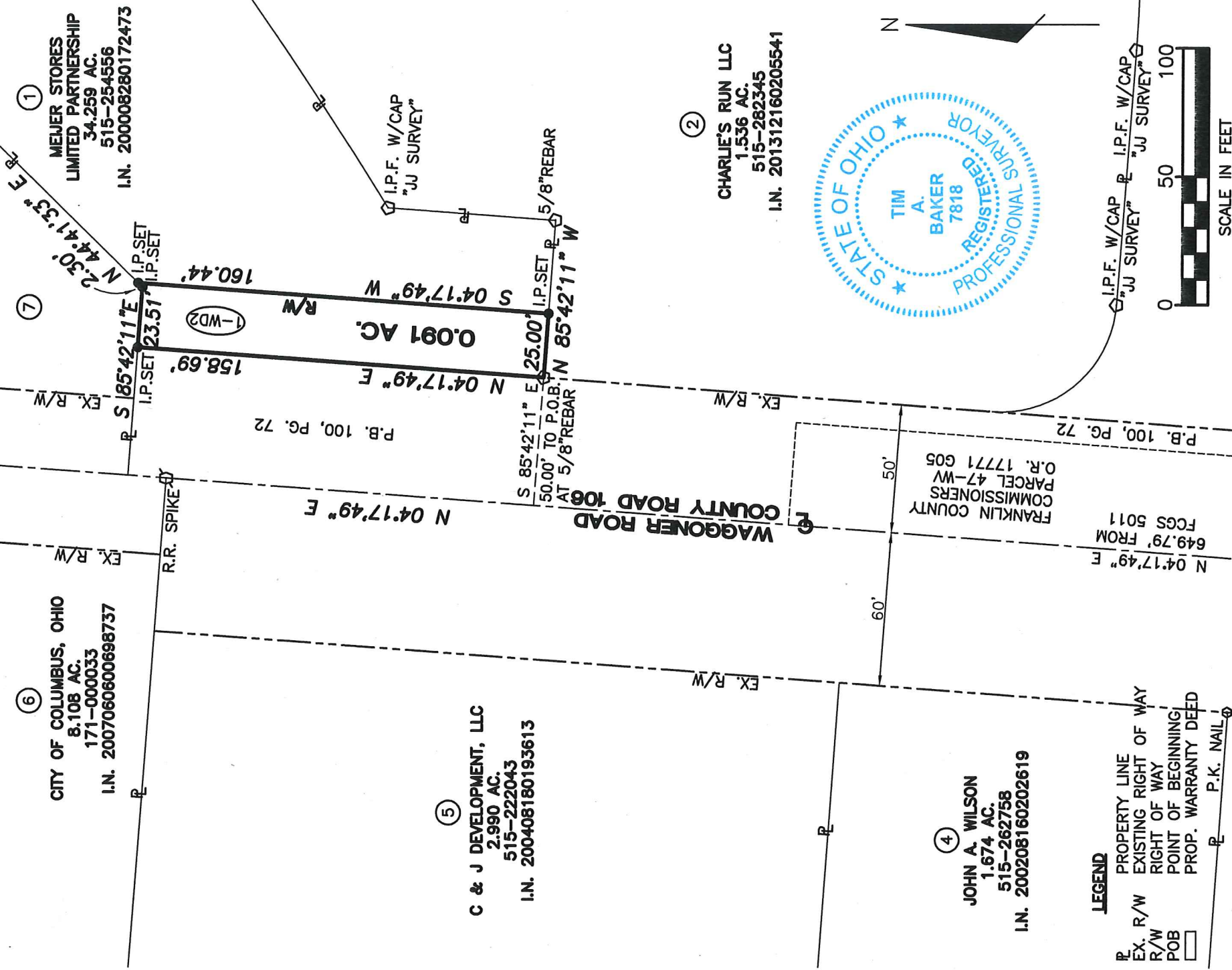
DATE: 06/30/16

3123-E PLAN

SCALE: 1" = 50'

EXHIBIT "A"

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING PART OF A 34.259 ACRE TRACT, AS DESCRIBED IN I.N. 200008280172473, AS SHOWN IN PLAT BOOK 100, PAGE 72.



BY: *Tim Baker 6-30-16*
 TIM BAKER, P.S.
 REGISTERED SURVEYOR NO. 7818
 DATE _____

⑦ RAVINES AT WAGGONER PARK
 CONDOMINIUM ASSOCIATION
 4.808 AC.
 I.N. 200209250239118
 C.P.B. 100, PG. 32

I.P.SET=3/4"x30" YELLOW CAP "STANTEC"