

DESCRIPTION OF 132.471 ACRES

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 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), 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 on the existing north right-of-way line for Hayden Run Road (width varies), said point being the northeast corner of right-of-way parcel 14-WD described in a deed to Franklin County Commissioners, of record in Instrument Number 202209020126670, being on the east line of said 150.040 acre tract, and being on the west line of that 2.77 acre tract of land described in deeds to Aristotle L. Hutras and Beth R. Hutras, of record in Official Record 2829 A16 and Official Record 5414 A06;

Thence **North 88 degrees 32 minutes 33 seconds West**, along the existing north right-of-way line for said Hayden Run Road, along the north line of said parcel 14-WD, and across said 150.040 acre tract, a distance of **473.82 feet** to a point;

Thence **North 89 degrees 43 minutes 30 seconds West**, continuing along the existing north right-of-way line for said Hayden Run Road, continuing along the north line of said parcel 14-WD, along the north line of right-of-way parcel 3-WD described in a deed to Franklin County Commissioners, of record in Instrument Number 202401220006890, and continuing across said 150.040 acre tract and across said 44.80 acre tract, a distance of **1,137.91 feet** to a point;

Thence **North 89 degrees 45 minutes 59 seconds West**, continuing along the north line of said Hayden Run Road and said parcel 3-WD and continuing across said 44.80 acre tract, a distance of **1,299.45 feet** to the northwest corner of said parcel 3-WD, being on the west line of said 44.80 acre tract, and being on the east 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 03 degrees 48 minutes 24 seconds West**, along the west line of said 44.80 acre tract and along the east line of said 102.750 acre tract, a distance of **107.31 feet** a northwest corner of said 44.80 acre tract, being a southeast corner of said 102.750 acre tract, being on the common line between Virginia Military Survey Number 7693 and Virginia Military Survey Number 1618;

Thence **North 57 degrees 38 minutes 37 seconds East**, along a northwest line of said 44.80 acre tract, along a southeast line of said 102.750 acre tract, and along the common line between Virginia Military Survey Number 7693 and Virginia Military Survey Number 1618, a distance of **431.89 feet** to a northwest corner of said 44.80 acre tract, being a southeast corner of said 102.750 acre tract;

Thence **North 33 degrees 36 minutes 25 seconds West**, along a southwest line of said 44.80 acre tract and along a northeast line of said 102.750 acre tract, a distance of **682.96 feet** to a point on the common line between Franklin County and Madison County, being on the common line between Brown Township and Canaan Township;

Thence **North 02 degrees 28 minutes 43 seconds East**, along the common line between Franklin County and Madison County, along the common line between Brown Township and Canaan Township, across said 44.80 acre tract and said 150.040 acre tract, a distance of **1,494.49 feet** to a point on the north line of Brown Township, being the south line of Washington Township;

Thence **North 85 degrees 37 minutes 08 seconds East**, along the common line between Brown Township and Washington Township, across said 150.040 acre tract and said 34.118 acre tract, a distance of **1,102.50 feet** to a point on a northeast line of said 34.118 acre tract, being a southwest corner of that 164.07 acre tract described in deeds to Lloyd J. Kurtz, of record in Instrument Number 199801150010236 and Official Record 336, Page 634 (Madison County Recorder's), being a northwest corner of that 55.036 acre tract described in a deed to Western Property LLC, of record in Instrument Number 200808220128144, and being on the existing southwest corporation line for City of Columbus;

Thence along the northeasterly lines of said 34.118 acre tract along the following six (6) described courses:

1. **South 47 degrees 15 minutes 42 seconds East**, along a southwesterly line of said 55.036 acre tract, along the common line between Brown Township and City of Columbus (see Ordinance Number 0740-05 and Instrument Number 200508180168045), a distance of **1,432.56 feet** to a point on the southeast line of said 55.036 acre tract, being on a northwest line of that 48.988 acre tract described in a deed to Columbus and Franklin County Metropolitan Park District, of record in Instrument Number 200001030000361, said point being the common point between Brown Township and City of Columbus;
2. **South 59 degrees 34 minutes 05 seconds West**, along a northwest line of said 48.988 acre tract, a distance of **1.04 feet** to a point;
3. **South 47 degrees 15 minutes 42 seconds East**, along a southwest line of said 48.988 acre tract, a distance of **2,056.78 feet** to a point;
4. **North 42 degrees 44 minutes 18 seconds East**, along a southeast line of said 48.988 acre tract, a distance of **30.00 feet** to a point;
5. **South 47 degrees 15 minutes 42 seconds East**, along a southwest line of said 48.988 acre tract, a distance of **227.00 feet** to a point;
6. **South 18 degrees 34 minutes 35 seconds East**, continuing along a southwest line of said 48.988 acre tract, a distance of **44.20 feet** to a point on the existing north right-of-way line for said Hayden Run Road;

Thence **North 88 degrees 32 minutes 33 seconds West**, along the existing north right-of-way line for said Hayden Run Road, across said 34.118 acre tract, a distance of **149.73 feet** to a point on the west line of said 34.118 acre tract, being on the east line of that 0.126 acre tract described in a deed to Board of Park Commissioners of the Franklin County Metropolitan Park District, of record in Instrument Number 200110300249901;

Thence **North 47 degrees 15 minutes 42 seconds West**, along the southwest line of said 34.118 acre tract and along the northeast line of said 0.126 acre tract, a distance of **110.38 feet** to the north corner of said 0.126 acre tract, being the south corner of that 0.126 acre tract described in a deed to Bruce D. Gholson, Brian D. Gholson and Tammy L. Gholson, of record in Instrument Number 200110300249900;

Thence **North 03 degrees 49 minutes 45 seconds West**, along an east line of said 0.126 acre tract, across said 34.118 acre tract, a distance of **36.36 feet** to a northeast corner of said 0.126 acre tract;

Thence **North 47 degrees 15 minutes 42 seconds West**, along a northeast line of said 0.126 acre tract, along a northeast line of that 1.463 acre tract described in a deed to Brian D. Gholson and Tammy L. Gholson, aka Tammie L. Gholson, of record in Instrument Number 202303020019964, and along a southwest line of said 34.118 acre tract, a distance of **523.60 feet** to a common corner between said 34.118 acre tract and said 1.463 acre tract;

Thence **South 42 degrees 44 minutes 18 seconds West**, along a southeast line of said 34.118 acre tract and along a northwest line said 1.463 acre tract, a distance of **10.00 feet** to a common corner between said 34.118 acre tract and said 1.463 acre tract;

Thence **North 47 degrees 15 minutes 42 seconds West**, along a southwest line of said 34.118 acre tract, along a northeast line of said 1.463 acre tract, and along a northeast line of said Hutras tract, a distance of **263.79 feet** to a southeast corner of said 150.040 acre tract, being a north corner of said Hutras tract;

Thence **South 16 degrees 33 minutes 10 seconds West**, along a southeast line of said 150.040 acre tract and along a northwest line of said Hutras tract, a distance of **554.58 feet** to a point;

Thence **South 14 degrees 28 minutes 17 seconds West**, continuing along a southeast line of said 150.040 acre tract and continuing along a northwest line of said Hutras tract, a distance of **77.54 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total of **132.471 acres** of which:

83.550 acres is located within Franklin County Auditor's Parcel Number 120-000189,
42.494 acres is located within Franklin County Auditor's Parcel Number 120-000232,
and 6.427 acres is located within Franklin County Auditor's Parcel Number 120-000214.

Bearings described hereon are based on Grid North, NAD 83, per the Franklin County GIS.

The above description was prepared by Michael J. Ward, Registered Professional Surveyor Number 8808, is based on Franklin County GIS data and recorded documents, and is true and correct to the best of knowledge and belief.

American Structurepoint, Inc.

Michael J. Ward
Registered Professional Surveyor No. 8808

Date

PRELIMINARY APPROVAL

BRAD FOSTER, P.E., P.S.

fasante

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PENDING ORIGINALS

*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.