



INNOVATIVE IDEAS  
EXCEPTIONAL DESIGN  
UNMATCHED CLIENT SERVICE

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

Situate in the State of Ohio, Franklin County, City of Columbus, and lying in Quarter Township 2, Township 1, Range 18, United States Military Lands, and known as being a portion of existing right of way of Olentangy Boulevard (variable width) as dedicated in the Beechwold Addition, as platted in Plat Book 12, Page 33 (all records referenced herein refer to the Franklin County Records) and being more particularly described as follows:

**COMMENCING** at a 3/4-inch Iron Pipe Found at the northerly corner of Lot 111 of said Beechwold Addition, said Iron Pipe also being in the southeasterly line of the public "Park" tract adjoining the Olentangy River as dedicated in said Beechwold Addition;

Thence South 69°-13'39" East a distance of 121.21 feet, along a northerly line of said Lot 111 and a southeasterly line of said public "Park" tract, of said Beechwold Addition, to an Iron Pin Set at an easterly corner of said Lot 111, said corner also being on the existing northwesterly right of way line of said Olentangy Boulevard, and being the **TRUE POINT OF BEGINNING** of the existing right of way herein described;

Thence, along a curve to the left, non-tangent to the previous course, with a radius of 100.00 feet, a delta angle of 57°-08'-36", a curve length of 99.73 feet, with a chord bearing North 09°-00'-22" East a distance of 95.65 feet, being coincident with the existing northerly and westerly right of way lines of said Olentangy Boulevard and an easterly line of said westerly public "Park" tract, to an Iron Pin Set at a point of tangency;

Thence North 19°-33'-56" West a distance of 38.98 feet, coincident with the existing westerly right of way line of said Olentangy Boulevard and an easterly line of said westerly public Park tract, to an Iron Pin Set at a point of curvature;

Thence, coincident with the existing westerly right of way line of said Olentangy Boulevard and an easterly line of said westerly public Park tract, along a curve to the left with a radius of 91.40 feet, a delta angle of 63°-08'-24", a curve length of 100.72 feet, with a chord bearing North 51°-08'-08" West a distance of 95.70 feet, to a point on the existing westerly right of way line of said Olentangy Boulevard and an easterly line of said public "Park" tract, to an Iron Pin Set at a point of curvature;

Thence, leaving the existing right of way line of said Olentangy Boulevard and an easterly line of said westerly public "Park" tract, along a curve to the left, non-tangent to the previous course, with a radius of 125.00 feet, a delta angle of 29°-46'-39", a curve length of 64.96 feet, with a chord bearing North 82°-24'-21" East a distance of 64.24 feet, to an Iron Pin Set at a point of tangency in the existing right of way of said Olentangy Boulevard at the extension of the southerly right of way line of Royal Forest Boulevard (50-foot width) as platted in said Beechwold Addition;

Thence North 67°-31'-01" East a distance of 84.83 feet, coincident with the existing southerly right of way line of said Royal Forest Boulevard, to an Iron Pin Set at a point of curvature, and a westerly line of the public "Park" tract adjoining Lots 108 through 110 as dedicated in said Beechwold Addition;



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Thence, along a curve to the left, non-tangent to the previous course, with a radius of 50.00 feet, a delta angle of 87°-04'-57", a curve length of 75.99 feet, with a chord bearing South 23°-58'-33" West a distance of 68.89 feet, leaving the existing southerly right of way line of Royal Forest Boulevard and coincident with the existing easterly right of way line of Olentangy Boulevard and a westerly line of said public "Park" tract, to an Iron Pin Set at a point of tangency;

Thence South 19°-33'-56" East a distance of 46.52 feet, coincident with the existing easterly right of way line of Olentangy Boulevard and a westerly line of said public "Park" tract, to an Iron Pin Set at a point of curvature;

Thence, coincident with the existing easterly right of way line of Olentangy Boulevard and a westerly line of said public "Park" tract, along a curve to the left with a radius of 192.00 feet, a delta angle of 48°-35'-21", a curve length of 162.82 feet, with a chord bearing South 43°-51'-36" East a distance of 157.99 feet to an Iron Pin Set at a point of tangency;

Thence South 68°-09'-16" East a distance of 51.98 feet, coincident with the existing easterly right of way line of Olentangy Boulevard and a westerly line of said public "Park" tract, to an Iron Pin Set at a point of curvature on the existing northerly right of way line of Riverview Park Drive (50-foot width) as dedicated in said Beechwold Addition;

Thence, along a curve to the left, non-tangent with the previous course, with a radius of 330.00 feet, a delta angle of 38°-00'-17", a curve length of 218.89 feet, with a chord bearing North 87°-54'-22" West a distance of 214.90 feet, crossing through the existing rights of way of said Riverview Park Drive and said Olentangy Boulevard to the **TRUE POINT OF BEGINNING**.

Containing 0.340 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 South 67°-31'-01" West for the centerline of Royal Forest Boulevard as determined by a network of field observations performed in September 2022 and are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2011).

All Iron Pins Set are 5/8-inch rebar, 30 inches long, with a yellow cap stamped "DLZ OHIO, INC."

I certify that this description is based upon a survey conducted under my direct supervision in September, 2022 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.

2221-2065.00

**PRELIMINARY APPROVAL**  
Cornell R. Robertson, P.E., P.S.

BY: *ajstuart*  
10/14/2022

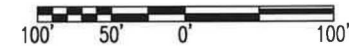
**PENDING ORIGINALS**  
\*Submitted via digital format



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.

# RIGHT OF WAY EXHIBIT OF 0.340 ACRE

FOR CITY OF COLUMBUS  
RECREATION AND PARKS DEPARTMENT  
QUARTER TOWNSHIP 2, TOWNSHIP 1,  
RANGE 18,  
UNITED STATES MILITARY LANDS  
CITY OF COLUMBUS  
FRANKLIN COUNTY, OHIO



SCALE: 1" = 100'  
DISTANCES SHOWN HEREON  
ARE IN U.S. SURVEY FEET



**CERTIFICATION:**

THIS PLAT 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, 2022.

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* 10/10/2022

SAMUEL L. STILTNER  
PROFESSIONAL SURVEYOR NO. 8364  
SEPTEMBER, 2022

DRAWN BY:	DESCRIPTION	REV. NO.	DATE
JLK			10/4/2022

LINE	BEARING	DISTANCE
L1	N 19° 33' 56" W	38.98'
L2	N 67° 31' 01" E	84.83'
L3	S 19° 33' 56" E	46.52'
L4	S 68° 09' 16" E	51.98'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA ANGLE	CURVE LENGTH	CHORD BEARING	CHORD DISTANCE
C1	100.00'	57° 08' 36"	99.73'	N 09° 00' 22" E	95.65'
C2	91.40'	63° 08' 24"	100.72'	N 51° 08' 08" W	95.70'
C3	125.00'	29° 46' 39"	64.96'	N 82° 24' 21" E	64.24'
C4	50.00'	87° 04' 57"	75.99'	S 23° 58' 33" W	68.89'
C5	192.00'	48° 35' 21"	162.82'	S 43° 51' 36" E	157.99'
C6	330.00'	38° 00' 17"	218.89'	N 87° 54' 22" W	214.90'

**LEGEND:**

- = 5/8" IRON REBAR SET WITH YELLOW DLZ CAP STAMPED "DLZ OHIO INC."
- ⊙ = IRON PIPE FOUND
- ⚡ = RAILROAD SPIKE
- = IRON PIN FOUND
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- C/L = CENTER-LINE
- PG. = PAGE
- VNP = VERIFIED NON-PARCEL PER FRANKLIN CO. AUDITOR

**DEED & SURVEY REFERENCES:**

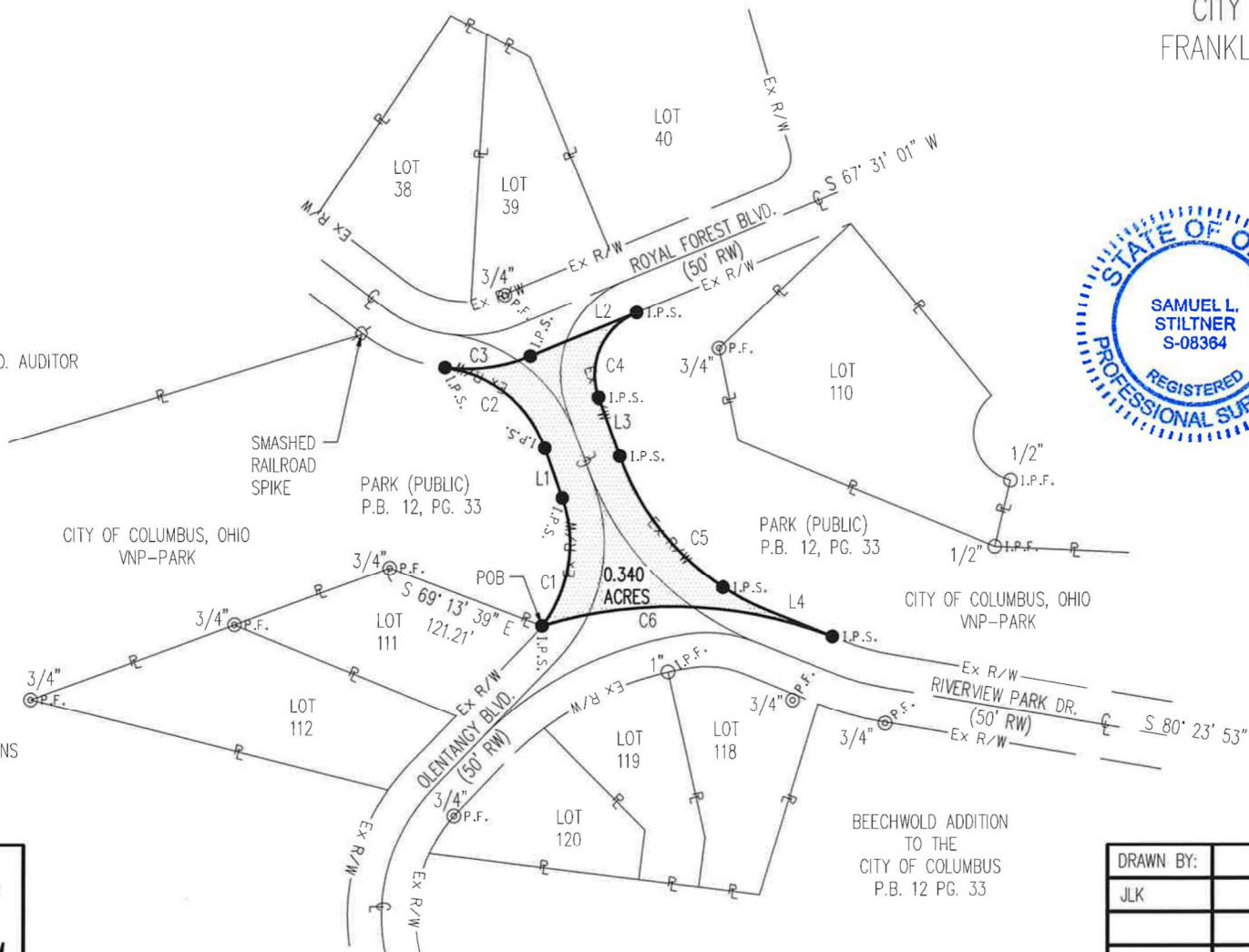
DEED AND SUBDIVISION REFERENCES ARE SHOWN HEREON.

**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 S 67°-31'-01" W FOR THE EXISTING CENTERLINE OF ROYAL FOREST BOULEVARD AND DERIVED FROM A NETWORK OF GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011).



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