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BRAD FOSTER, P.E., P.S.
FRANKLIN COUNTY ENGINEER

BY: FBA DATE: 9/18/24

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FRANKLIN COUNTY ENGINEER
BRAD FOSTER, P.E., P.S.

BOUNDARY ADJUSTMENT
12.470 ACRES
FROM THE CITY OF COLUMBUS
TO THE CITY OF UPPER ARLINGTON

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Quarter Township 1, Township 1 North, Range 19 West, United States Military Lands and contains all of the lands within the current right-of-way of Henderson Road as conveyed to the City of Columbus, the City of Upper Arlington, and Franklin County by deed or easement as shown on the plat of annexation, also including a part of a parcel conveyed to Suburban Centers, Inc. (parcel 010-100747) filed as Deed Book volume 2686, page 232 and being bounded and described as follows:

BEGINNING at a point on the existing northerly right-of-way line of Henderson Road (width varies), at the northwesterly corner of the area annexed to the City of Columbus by case number 65-73 (ordinance number 1065-74 and Miscellaneous Record volume 163, page 47), at the southwesterly corner of Chevy Chase Woods Condominium (5th Amendment) filed as Condominium Book volume 301, page 494, declared in Instrument Number 202205090071112, and on the easterly line of a parcel conveyed to Michael B. Cleary and Elizabeth C. Cleary (parcel 210-000381) filed as Official Record volume 24191, page A06, being a point common to the incorporated City of Columbus and the unincorporated Perry Township, said point being the **POINT OF BEGINNING** of the parcel herein described.

Thence crossing through said land incorporated in the City of Columbus, on the southerly line of said Chevy Chase Woods Condominium (5th Amendment), and on said northerly right-of-way line of Henderson Road, South 83 degrees 18 minutes 40 seconds East for a distance of 156.05 feet to a point at the southeasterly corner of said Chevy Chase Woods Condominium (5th Amendment) and at the southwesterly corner of Chevy Chase Woods Condominium (4th Amendment) filed as Condominium Book volume 301, page 98, declared in Instrument Number 202112070222089;

Thence continuing through said land incorporated in the City of Columbus, on the southerly line of said Chevy Chase Woods Condominium (4th Amendment), and on said northerly right-of-way line of Henderson Road, South 62 degrees 41 minutes 38 seconds East for a distance of 168.78 feet to a point at the southeasterly corner of said Chevy Chase Woods Condominium (4th Amendment) and at the southwesterly corner of Chevy Chase Woods Condominium filed as Condominium Book volume 280, page 81, declared in Instrument Number 201908020096818;

Thence continuing through said land incorporated in the City of Columbus, on the southerly line of said Chevy Chase Woods Condominium, and on said northerly right-of-way line of Henderson Road, South 62 degrees 41 minutes 38 seconds East for a distance of 126.84 feet to a point on the westerly right-of-way line of Chevy Chase Court (width varies), on the easterly line of said area annexed to the City of Columbus by case number 65-73, and on the westerly line of the area annexed to the City of Columbus by case number COC 261 (ordinance number 1332-68 and Miscellaneous Record volume 146, page 123);

Thence continuing through said land incorporated in the City of Columbus and crossing the right-of-way of said Chevy Chase Court, South 64 degrees 36 minutes 24 seconds East for a distance of 64.55 feet to a point on the easterly right-of-way line of said Chevy Chase Court, on said northerly right-of-way line of Henderson Road, on the westerly line of Slate Run Woods filed as Plat Book volume 49, page 65, and at the southwesterly corner of a parcel conveyed to Kevin L. Sanders and Julia M. Sanders (parcel 010-147430) filed as Instrument Number 201709180129953;

Thence continuing through said land incorporated in the City of Columbus, through said Slate Run Woods, on said northerly right-of-way line of Henderson Road, and on the southerly line of said Kevin L. Sanders and Julia M. Sanders parcel, South 62 degrees 57 minutes 33 seconds East for a distance of 149.96 feet to a point on the easterly line of said Slate Run Woods and at the southwesterly corner of Henderson Park Office II Condominium filed as Condominium Book volume 44, page 21, declared in Official Record volume 13400, page H02;

Thence continuing through said land incorporated in the City of Columbus, on the southerly line of said Henderson Park Office II Condominium, and on said northerly right-of-way line of Henderson Road, South 62 degrees 57 minutes 33 seconds East for a distance of 158.06 feet to a point;

Thence continuing through said land incorporated in the City of Columbus, on the southerly line of said Henderson Park Office II Condominium, and on said northerly right-of-way line of Henderson Road, South 80 degrees 48 minutes 46 seconds East for a distance of 20.64 feet to a point at the southeasterly corner of said Henderson Park Office II Condominium and at the southwesterly corner of Henderson Park Office Condominium filed as Condominium Book volume 41, page 60, declared in Official Record volume 11837, page A15;

Thence continuing through said land incorporated in the City of Columbus, on the southerly line of said Henderson Park Office Condominium, and on said northerly right-of-way line of Henderson Road, South 62 degrees 41 minutes 38 seconds East for a distance of 175.04 feet to a point at the southeasterly corner of said Henderson Park Office Condominium, on the easterly line of said area annexed to the City of Columbus by case number COC 261, on the westerly line of the area annexed to the City of Columbus by case number COC 211 (ordinance number 729-65 and Miscellaneous Record volume 139, page 01), and on the westerly line of a parcel conveyed to Michael K. Higgins (parcel 010-103684) filed as Instrument Number 199907010167732;

Thence continuing through said land incorporated in the City of Columbus, on the easterly line of said area annexed to the City of Columbus by case number COC 261, on the westerly line of said area annexed to the City of Columbus by case number COC 211, on said northerly right-of-way line of Henderson Road, and on the westerly line of said Michael K. Higgins parcel, South 02 degrees 48 minutes 13 seconds West for a distance of 9.89 feet to a point;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the southerly line of said Michael K. Higgins parcel, South 62 degrees 41 minutes 38 seconds East for a distance of 194.33 feet to a point on the westerly line of Davis Henderson Road Subdivision No. 2 filed as Plat Book volume 43, page 81, at the southeasterly corner of said Michael K. Higgins parcel, and at the southwesterly corner of a parcel conveyed to 2260 Henderson LLC (parcel 010-122782) filed as Instrument Number 201806190081407;

Thence continuing through said land incorporated in the City of Columbus, through said Davis Henderson Road Subdivision No. 2, on said northerly right-of-way line of Henderson Road, and on the southerly line of said 2260 Henderson LLC parcel, South 62 degrees 41 minutes 38 seconds East for a distance of 131.26 feet to a point on the easterly line of said Davis Henderson Road Subdivision No. 2, on the easterly line of said 2260 Henderson LLC parcel, and on the westerly right-of-way line of Cobblestone Drive (width varies);

Thence continuing through said land incorporated in the City of Columbus and crossing the right-of-way of said Cobblestone Drive, South 62 degrees 56 minutes 20 seconds East for a distance of 73.61 feet to a point on the easterly right-of-way line of said Cobblestone Drive, on said northerly right-of-way line of Henderson Road, and at the southwesterly corner of a parcel conveyed to Yang Hai Lu (parcel 010-116044) filed as Instrument Number 201601070001941;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the southerly line of said Yang Hai Lu parcel, South 60 degrees 24 minutes 30 seconds East for a distance of 113.43 feet to a point and at the southeasterly corner of said Yang Hai Lu parcel and at the southwesterly corner of a parcel conveyed to SJS Real Estate I, LLC (parcel 010-105986) filed as Instrument Number 200308250268702;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, on the southerly line of said SJS Real Estate I, LLC parcel, on the southerly line of a parcel conveyed to Max Auto Real Estate LLC (parcel 010-105335) filed as Instrument Number 201602120018160, and on the southerly line of a parcel conveyed to Min & Schiff, Ltd (parcel 010-104692) filed as Instrument Number 200605310104825, South 62 degrees 55 minutes 28 seconds East for a distance of 372.45 feet to a point at the southeasterly corner of said Min & Schiff, Ltd parcel;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the easterly line of said Min & Schiff, Ltd parcel, North 20 degrees 08 minutes 01 seconds East for a distance of 10.07 feet to a point at the southwesterly corner of a parcel conveyed to Mattis Properties, LLC (parcel 010-118119) filed as Instrument Number 200512290273139;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the southerly line of said Mattis Properties, LLC parcel, South 62 degrees 55 minutes 28 seconds East for a distance of 174.18 feet to a point;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the southerly line of said Mattis Properties, LLC parcel, South 20 degrees 08 minutes 01 seconds West for a distance of 10.80 feet to a point;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, on the southerly line of said Mattis Properties, LLC parcel, and on the southerly line of a parcel conveyed to Ruth H. Billman (parcel 010-117341) filed as Instrument Number 202210250148515, with a curve to the left, said curve having a central angle of 00 degrees 39 minutes 07 seconds, a radius of 11413.78 feet, an arc length of 129.85 feet, and a long chord which bears South 64 degrees 23 minutes 32 seconds East for a distance of 129.85 feet to a point;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the southerly line of said Ruth H. Billman parcel, with a curve to the right, said curve having a central angle of 00 degrees 33 minutes 10 seconds, a radius of 11503.02 feet, an arc length of 110.96 feet, and a long chord which bears South 64 degrees 26 minutes 30 seconds East for a distance of 110.96 feet to a point on the westerly right-of-way line of Dierker Road (width varies) and at the southeasterly corner of said Ruth H. Billman parcel;

Thence continuing through said land incorporated in the City of Columbus and crossing the right-of-way of said Dierker Road, South 65 degrees 27 minutes 52 seconds East for a distance of 82.76 feet to a point on the easterly right-of-way line of said Dierker Road, on said northerly right-of-way line of Henderson Road, and on the southerly line of a parcel conveyed to PKC Properties, Ltd. (parcel 010-147406) filed as Instrument Number 200802040017000;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, on the southerly line of said PKC Properties, Ltd. parcel, and on the southerly line of a parcel conveyed to NPA Commercial Property, LLC (parcel 010-147405) filed as Instrument Number 200405240118278, South 62 degrees 52 minutes 31 seconds East for a distance of 340.81 feet to a point on the westerly right-of-way line of Wendy's Drive, formerly known as Fountas Drive (50' wide) by Plat Book volume 39, page 69;

Thence continuing through said land incorporated in the City of Columbus and crossing the right-of-way of said Wendy's Drive, South 62 degrees 52 minutes 31 seconds East for a distance of 98.61 feet to a point on the easterly right-of-way line of said Wendy's Drive, on said northerly right-of-way line of Henderson Road, and at the southwesterly corner of a parcel conveyed to The Lin Family Limited Partnership (parcel 010-147404) filed as Official Record volume 30470, page C08;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the southerly line of said The Lin Family Limited Partnership parcel, South 62 degrees 52 minutes 31 seconds East for a distance of 119.71 feet to a point at the southeasterly corner of said The Lin Family Limited Partnership parcel and at the southwesterly corner of a parcel conveyed to North Congregational United Church of Christ of Columbus, Ohio (parcel 010-144329) filed as Instrument Number 200002010022475;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the southerly line of said North Congregational United Church of Christ of Columbus, Ohio parcel the following four (4) courses:

South 03 degrees 00 minutes 29 seconds West for a distance of 1.32 feet to a point;

South 62 degrees 49 minutes 00 seconds East for a distance of 183.69 feet to a point;

South 74 degrees 07 minutes 36 seconds East for a distance of 50.99 feet to a point;

South 55 degrees 25 minutes 08 seconds East for a distance of 38.83 feet to a point on the easterly line of said area annexed to the City of Columbus by case number COC 211, on the westerly line of the area annexed to the City of Columbus by case number COC 198 (ordinance number 776-64 and Miscellaneous Record volume 137, page 62), at the southeasterly corner of said North Congregational United Church of Christ of Columbus, Ohio parcel, and at the southwesterly corner of a parcel conveyed to Suburban Centers, Inc. (parcel 010-006103) filed as Instrument Number 201010260142199;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the southerly line of said Suburban Centers, Inc. parcel the following three (3) courses:

South 55 degrees 24 minutes 14 seconds East for a distance of 62.01 feet to a point;

South 62 degrees 49 minutes 00 seconds East for a distance of 107.82 feet to a point;

North 88 degrees 36 minutes 31 seconds East for a distance of 16.73 feet to a point on the westerly right-of-way line of Gettysburg Road (60' wide) dedicated with the plat of Northcrest filed as Plat Book volume 38, page 87, and at the southeasterly corner of said Suburban Centers, Inc. parcel;

Thence continuing through said land incorporated in the City of Columbus and crossing the right-of-way of said Gettysburg Road, and crossing through a parcel conveyed to Suburban Centers, Inc. (parcel 010-100747) filed as Deed Book volume 2686, page 232, South 64 degrees 11 minutes 53 seconds East for a distance of 76.52 feet to a point on the northerly line of a highway easement conveyed to the City of Columbus filed as Deed Book volume 3340, page 337, and on said northerly right-of-way line of Henderson Road;

Thence continuing through said land incorporated in the City of Columbus, on said northerly line of said highway easement, on said northerly right-of-way line of Henderson Road, and continuing through said Suburban Centers, Inc. parcel, South 62 degrees 59 minutes 26 seconds East for a distance of 621.65 feet to a point on an interior line of said Suburban Centers, Inc. parcel and on the westerly line of a parcel conveyed to The Ohio National Bank of Columbus (parcel 010-017525) filed as Deed Book volume 3074, page 670;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, on the interior line of said Suburban Centers, Inc. parcel, and on the westerly line of said The Ohio National Bank of Columbus parcel, South 02 degrees 21 minutes 49 seconds West for a distance of 5.50 feet to a point at an interior corner of said Suburban Centers, Inc. parcel and at the southwesterly corner of said The Ohio National Bank of Columbus parcel;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, on the southerly line of said The Ohio National Bank of Columbus parcel, on the southerly line of said Suburban Centers, Inc. parcel, and on the southerly line of a parcel conveyed to Speedway SuperAmerica LLC (parcel 010-102795) filed as Instrument Number 199807160177995, South 62 degrees 59 minutes 26 seconds East for a distance of 785.38 feet to a point;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the southerly line of said Speedway SuperAmerica LLC parcel, North 82 degrees 39 minutes 27 seconds East for a distance of 41.01 feet to a point on the westerly right-of-way line of Reed Road (width varies) and at the southeasterly corner of said Speedway SuperAmerica LLC parcel;

Thence continuing through said land incorporated in the City of Columbus and crossing the right-of-way of said Reed Road, South 74 degrees 19 minutes 03 seconds East for a distance of 87.38 feet to a point on the easterly line of said area annexed to the City of Columbus by case number COC 198, on the westerly line of the area annexed to the City of Columbus by case number COC 173 (ordinance number 868-61), and at the southwesterly corner of a parcel conveyed to the City of Columbus, Ohio filed as Instrument Number 201704210054002;

Thence continuing through said land incorporated in the City of Columbus and along the southerly line of said City of Columbus, Ohio parcel, South 74 degrees 19 minutes 03 seconds East for a distance of 7.20 feet to a point on the easterly right-of-way of said Reed Road, on said northerly right-of-way line of Henderson Road, at the southeasterly corner of said City of Columbus, Ohio parcel, and at the southwesterly corner of a parcel conveyed to the AutoZone Development, LLC, filed as Instrument Number 201703100033779;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the southerly line of said AutoZone Development, LLC parcel, South 69 degrees 11 minutes 53 seconds East for a distance of 188.76 feet to a point at the southeasterly corner of said AutoZone Development, LLC parcel;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the easterly line of said AutoZone Development, LLC parcel, North 02 degrees 16 minutes 21 seconds East for a distance of 8.66 feet to a point at the southwesterly corner of Lot 310 of Knolls West Section No. 5 filed as Plat Book volume 40, page 13, and at the southwesterly corner of a parcel conveyed to Alice M. Kelemen filed as Instrument Number 201007160090391;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, on the southerly line of said Lot 310 of Knolls West Section No. 5, and on the southerly line of said Alice M. Kelemen parcel, South 75 degrees 47 minutes 39 seconds East for a distance of 134.25 feet to a point on the westerly right-of-way line of Moreland Drive (50' wide), at the southeasterly corner of said Lot 310 of Knolls West Section No. 5, and at the southeasterly corner of said Alice M. Kelemen parcel;

Thence continuing through said land incorporated in the City of Columbus and crossing the right-of-way of said Moreland Drive, South 75 degrees 47 minutes 39 seconds East for a distance of 51.19 feet to a point on the easterly right-of-way line of said Moreland Drive, on said northerly right-of-way line of Henderson Road, at the southwesterly corner of Lot 287 of said Knolls West Section No. 5, and at the southwesterly corner of a parcel conveyed to Reza Reyazi filed as Official record volume 34078, page B11;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, on the southerly line of said Lot 287 of Knolls West Section No. 5, and on the southerly line of said Reza Reyazi parcel, South 75 degrees 47 minutes 39 seconds East for a distance of 30.59 feet to a point;

Thence continuing through said land incorporated in the City of Columbus, crossing said right-of-way of Henderson Road, and along the extension of the easterly line of the area annexed to the City of Upper Arlington by case number B.C. 01-06 (ordinance numbers 1266-2006 and 98-2006 and Instrument Number 200610190210004), South 00 degrees 32 minutes 10 seconds East for a distance of 139.39 feet to a point at the northeasterly corner of said area annexed to the City of Upper Arlington by case number B.C. 01-06, being on the line common to the City of Columbus and the City of Upper Arlington, on the southerly right-of-way line of said Henderson Road, and at the northeasterly corner of a parcel conveyed to Do-An Investments, LTD. filed as Instrument Number 200105220111606;

Thence on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said Do-An Investments, LTD. parcel, North 77 degrees 41 minutes 58 seconds West for a distance of 63.79 feet to a point on the northerly line of said area annexed to the City of Columbus by case number COC 198 (ordinance number 776-64) and on the southerly line of said area annexed to the City of Columbus by case number COC 173;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said Do-An Investments, LTD. parcel, North 77 degrees 41 minutes 58 seconds West for a distance of 116.12 feet to a point;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said Do-An Investments, LTD. parcel, North 75 degrees 55 minutes 38 seconds West for a distance of 131.38 feet to a point on the southerly line of said area annexed to the City of Columbus by case number COC 198, at the southwesterly corner of said area annexed to the City of Upper Arlington by case number B.C. 01-06, and on the northerly line of the area annexed to the City of Upper Arlington by case number UA 9 (ordinance number 64-64 and Miscellaneous Record volume 136, page 498);

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, and crossing said right-of-way of Reed Road, North 62 degrees 45 minutes 53 seconds West for a distance of 207.11 feet to a point at the northeasterly corner of the area annexed to the City of Columbus by case number B.C. 01-82 (ordinance number 380-83);

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, and continuing through said right-of-way of Reed Road, South 00 degrees 23 minutes 19 seconds East for a distance of 22.53 feet to a point at the southeasterly corner of said area annexed to the City of Columbus by case number B.C. 01-82;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, and continuing through said right-of-way of Reed Road, North 62 degrees 59 minutes 26 seconds West for a distance of 12.72 feet to a point on the westerly right-of-way line of said Reed Road, on said southerly right-of-way line of Henderson Road, and at the northeasterly corner of a parcel conveyed to 1801 Henderson Road, LLC filed as Instrument Number 202101130007804;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, on the northerly line of said 1801 Henderson Road, LLC parcel, on the northerly line of a parcel conveyed to CRI Outparcels LLC filed as Instrument Number 201512180177410, and on the northerly line of a parcel conveyed to G.G.R.E. Son Central II Arlington LLC filed as Instrument Number 201511100159130, North 62 degrees 59 minutes 26 seconds West for a distance of 863.94 feet to a point at the northwesterly corner of said G.G.R.E. Son Central II Arlington LLC parcel;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the westerly line of said G.G.R.E. Son Central II Arlington LLC parcel, South 27 degrees 00 minutes 34 seconds West for a distance of 5.00 feet to a point at the northeasterly corner of a parcel conveyed to Golden Arch Realty Corporation (parcel 070-011324) filed as Deed Book volume 3396, page 989;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, on the northerly line of said Golden Arch Realty Corporation parcel, and on the northerly line of a parcel conveyed to Moo Moo Henderson, LLC (parcel 070-005930) filed as Instrument Number 200910020142619, North 62 degrees 59 minutes 26 seconds West for a distance of 420.50 feet to a point;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said Moo Moo Henderson, LLC parcel, North 78 degrees 07 minutes 05 seconds West for a distance of 47.67 feet to a point on the westerly line of said Moo Moo Henderson, LLC parcel and on the easterly line of a parcel conveyed to Centro NP Greentree SC, LLC (parcel 070-004529) filed as Instrument Number 201008200107161;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said Centro NP Greentree SC, LLC parcel, North 52 degrees 30 minutes 25 seconds West for a distance of 66.89 feet to a point;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, on the northerly line of said Centro NP Greentree SC, LLC parcel, on the northerly line of a parcel conveyed to Centro NP Greentree SC, LLC (parcel 070-005152) filed as Instrument Number 201008200107161, and on the northerly line of a parcel conveyed to L & D Real Estate, Ltd (parcel 070-004510) filed as Instrument Number 200102260037630, North 62 degrees 52 minutes 31 seconds West for a distance of 463.09 feet to a point at the northwesterly corner of said L & D Real Estate, Ltd parcel and on the easterly line of a parcel conveyed to The City National Bank & Trust Company of Columbus (parcel 070-008395) filed as Deed Book volume 3073, page 558;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the easterly line of said The City National Bank & Trust Company of Columbus parcel, North 27 degrees 07 minutes 29 seconds East for a distance of 15.00 feet to a point at the northeasterly corner of said The City National Bank & Trust Company of Columbus parcel;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said The City National Bank & Trust Company of Columbus parcel, North 62 degrees 52 minutes 31 seconds West for a distance of 269.93 feet to a point on the easterly right-of-way line of Nugent Drive (60' wide);

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, and crossing the right-of-way of said Nugent Drive, North 62 degrees 52 minutes 31 seconds West for a distance of 110.00 feet to a point on the westerly right-of-way line of said Nugent Drive, on said southerly right-of-way line of Henderson Road, at the northeasterly corner of Kipling Plains Addition filed as Plat Book volume 38, page 108, and at the northeasterly corner of a parcel conveyed to Garden Plaza, LLC (parcel 070-011231) filed as Instrument Number 201605240065452;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, on the northerly line of said Kipling Plains Addition, and on the northerly line of said Garden Plaza, LLC parcel, North 62 degrees 52 minutes 31 seconds West for a distance of 109.99 feet to a point at the northwesterly line of said Kipling Plains Addition, at the northwesterly corner of said Garden Plaza, LLC parcel, and at the northeasterly corner of a parcel conveyed to Ballmrukh, Inc. (parcel 070-011262) filed as Instrument Number 200505200096894;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, on the northerly line of said Ballmrukh, Inc. parcel, and on the northerly line of a parcel conveyed to State Savings Bank (parcel 070-004590) filed as Instrument Number 199806190152662, North 62 degrees 52 minutes 31 seconds West for a distance of 187.28 feet to a point on the easterly right-of-way line of said Dierker Road;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, and crossing the right-of-way of said Dierker Road, North 64 degrees 46 minutes 06 seconds West for a distance of 97.76 feet to a point on the westerly right-of-way line of said Dierker Road, on said southerly right-of-way line of Henderson Road, and at the northeasterly corner of a parcel conveyed to Hoosier Que II, LLC (parcel 070-011051) filed as Instrument Number 201312260210079;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said Hoosier Que II, LLC parcel, with a curve to the left, said curve having a central angle of 00 degrees 39 minutes 58 seconds, a radius of 11413.02 feet, an arc length of 132.68 feet, and a long chord which bears North 64 degrees 23 minutes 06 seconds West for a distance of 132.68 feet to a point;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said Hoosier Que II, LLC parcel, with a curve to the right, said curve having a central angle of 00 degrees 27 minutes 19 seconds, a radius of 11503.78 feet, an arc length of 91.40 feet, and a long chord which bears North 64 degrees 29 minutes 26 seconds West for a distance of 91.40 feet to a point on the easterly line of Arlington Centre filed as Plat Book volume 45, page 32, on the westerly line of said area annexed to the City of Upper Arlington by case number UA 9, on the easterly line of said area annexed to the City of Upper Arlington by case number UA 12, at the northeasterly corner of Tree of Life Condominium filed as Condominium Book volume 263, page 84, declared in Instrument Number 201712110173796, at the northwesterly corner of said Hoosier Que II, LLC parcel, and at the northeasterly corner of a parcel conveyed to Upper Arlington Center LLC (parcel 070-014822) known as Unit 2 filed as Instrument Number 202108180147360;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, crossing through said Arlington Centre, on the northerly line of said Tree of Life Condominium, and on the northerly line of said Upper Arlington Center LLC parcel, with a curve to the right, said curve having a central angle of 01 degrees 34 minutes 08 seconds, a radius of 11503.78 feet, an arc length of 315.01 feet, and a long chord which bears North 63 degrees 28 minutes 42 seconds West for a distance of 315.00 feet to a point;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, continuing through said Arlington Centre, on the northerly line of said Tree of Life Condominium, and on the northerly line of said Upper Arlington Center LLC parcel, North 62 degrees 41 minutes 38 seconds West for a distance of 112.18 feet to a point at the northwesterly corner of said Upper Arlington Center LLC parcel and at the northeasterly corner of a parcel conveyed to LD DI Assetco, LLC (parcel 070-014821) known as Unit 1 filed as Instrument Number 202112170229277;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, continuing through said Arlington Centre, on the northerly line of said Tree of Life Condominium, and on the northerly line of said LD DI Assetco, LLC parcel, North 62 degrees 41 minutes 38 seconds West for a distance of 392.47 feet to a point on the easterly right-of-way line of Arlington Centre Boulevard (width varies) and at the northwesterly corner of said LD DI Assetco, LLC parcel;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, continuing through said Arlington Centre, and crossing the right-of-way of said Arlington Centre Boulevard, North 62 degrees 43 minutes 18 seconds West for a distance of 115.02 feet to a point on the westerly right-of-way line of said Arlington Centre Boulevard, on said southerly right-of-way line of Henderson Road, and at the northeasterly corner of a parcel conveyed to Hamilton Square Limited Partnership (parcel 070-001429) filed as Official Record volume 12721, page B10;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, continuing through said Arlington Centre, and on the northerly line of said Hamilton Square Limited Partnership parcel, North 60 degrees 24 minutes 23 seconds West for a distance of 237.91 feet to a point;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, continuing through said Arlington Centre, and on the northerly line of said Hamilton Square Limited Partnership parcel, North 62 degrees 55 minutes 28 seconds West for a distance of 419.07 feet to a point at the southwesterly corner of said area annexed to the City of Columbus by case number B.C. 01-82, on the westerly line of said Arlington Centre, on the easterly right-of-way line of Stonehaven Drive (width varies), and at the northwesterly corner of said Hamilton Square Limited Partnership parcel;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, and on the easterly right-of-way line of said Stonehaven Drive, North 14 degrees 58 minutes 03 seconds East for a distance of 10.23 feet to a point at the northwesterly corner of said area annexed to the City of Columbus by case number B.C. 01-82 and on the southerly line of said area annexed to the City of Columbus by case number COC 261;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, and crossing the right-of-way of said Stonehaven Drive, North 62 degrees 55 minutes 28 seconds West for a distance of 44.79 feet to a point at the southwesterly corner of said area annexed to the City of Columbus by case number COC 261 and at the southeasterly corner of said area annexed to the City of Columbus by case number 65-73;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, and crossing the right-of-way of said Stonehaven Drive, North 62 degrees 55 minutes 28 seconds West for a distance of 26.97 feet to a point on the westerly right-of-way line of said Stonehaven Drive, on said southerly right-of-way line of Henderson Road, and at the northeasterly corner of The Villas at Slate Run Condominium North (2nd Amendment) filed as Condominium Book volume 85, page 73, declared in Instrument Number 200003140050289;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said The Villas at Slate Run Condominium North (2nd Amendment), North 62 degrees 55 minutes 28 seconds West for a distance of 107.67 feet to a point;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said The Villas at Slate Run Condominium North (2nd Amendment), with a curve to the left, said curve having a central angle of 07 degrees 50 minutes 51 seconds, a radius of 1020.12 feet, an arc length of 139.72 feet, and a long chord which bears North 66 degrees 50 minutes 54 seconds West for a distance of 139.61 feet to a point at the northwesterly corner of said The Villas at Slate Run Condominium North (2nd Amendment) and at the northeasterly corner of The Villas at Slate Run Condominium North filed as Condominium Book volume 77, page 05, declared in Instrument Number 199804160090598;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said The Villas at Slate Run Condominium North, with a curve to the left, said curve having a central angle of 09 degrees 19 minutes 57 seconds, a radius of 1020.12 feet, an arc length of 166.16 feet, and a long chord which bears North 75 degrees 26 minutes 18 seconds West for a distance of 165.98 feet to a point at the northwesterly corner of said The Villas at Slate Run Condominium North and at the northeasterly corner of a parcel conveyed to Matthew Labuhn and Gretchen Labuhn, aka Matthew A. Labuhn and Gretchen A. Labuhn (parcel 070-011903) filed as Instrument Number 200307300238227;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said Matthew Labuhn and Gretchen Labuhn, aka Matthew A. Labuhn and Gretchen A. Labuhn parcel, with a curve to the left, said curve having a central angle of 00 degrees 18 minutes 04 seconds, a radius of 1020.12 feet, an arc length of 5.36 feet, and a long chord which bears North 80 degrees 15 minutes 18 seconds West for a distance of 5.36 feet to a point at the southwesterly corner of said area annexed to the City of Columbus by case number 65-73 and at the southeasterly corner of said unincorporated Perry Township;

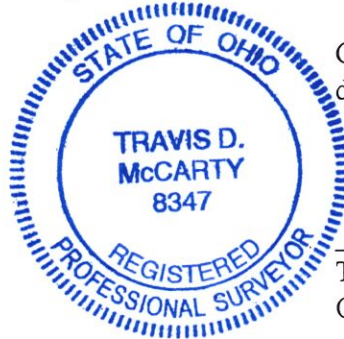
Thence on the line common to said City of Columbus and said Perry Township, on the westerly line of said area annexed to the City of Columbus by case number 65-73, and crossing the right-of-way of said Henderson Road, North 01 degrees 28 minutes 38 seconds East for a distance of 56.31 feet to a point on the northerly right-of-way line of said Henderson Road and on the easterly line of said Michael B. Cleary and Elizabeth C. Cleary parcel;

Thence continuing on the line common to said City of Columbus and said Perry Township, on the westerly line of said area annexed to the City of Columbus by case number 65-73, on the northerly right-of-way line of said Henderson Road, and on the easterly line of said Michael B. Cleary and Elizabeth C. Cleary parcel, North 01 degrees 28 minutes 38 seconds East for a distance of 22.98 feet to a point at the **POINT OF BEGINNING**, containing 12.470 acres, more or less.

This description was produced from the best available courthouse records. A field survey is not required for annexation purposes.

Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83(2011) Epoch 2010, as established using GPS observations processed against the Ohio Real Time Network, with the centerline of Henderson Road between Nugent Drive and Gettysburg Road being South 62 degrees 49 minutes 00 seconds East, and are used to denote angles only.

This description was prepared and reviewed under the supervision of Travis D. McCarty, Professional Surveyor No. 8347, in August 2024.



Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.
dba GPD Group

Travis D. McCarty 8/5/2024

Travis D. McCarty, P.S.
Ohio Professional Surveyor No. 8347