



**DESCRIPTION OF
2.558 ACRES
CITY OF COLUMBUS, OHIO**

Situate in the State of Ohio, Franklin County, City of Columbus, lying in Section 6, Township 10 North, Range 21 West, Congress Lands and being a portion of Alum Creek Drive as shown in the plat entitled "Dedication of Curtis Lemay Avenue and Alum Creek Drive" of record in Plat Book 76, Page 46 and being a 0.011 acre tract as conveyed to the Franklin County Commissioners in Official Record 26860 E09 and being a portion of the 5.019 acre tract designated as 7-WD (Rickenbacker Parkway Phase 2B) as conveyed to the City of Columbus in Instrument Number ~~201408150103767~~ (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Begin for reference at Franklin County Geodetic Control FCGS 5939 located on the centerline of Alum Creek Drive;

Thence South 82°15'49" West a distance of 55.00 feet crossing the right of way of Alum Creek Drive to a 3/4 inch iron pipe set with a cap stamped "STANTEC" and being the Point of Beginning;

Thence with a curve to the right having a delta angle of 36°01'37", a radius of 661.20 feet, an arc length of 415.75 feet, a chord bearing of South 10°16'37" West and a chord distance of 408.94 feet, to a 3/4 inch iron pipe set with a cap stamped "STANTEC" on the existing westerly right of way line of the original alignment of Alum Creek Drive, the line common to that 0.592 acre tract (1-WD-3) as conveyed to the City of Columbus by deed of record in Instrument Number 201211300183076 and on the existing corporation line between the City of Columbus and Madison Township;

Thence North 19°12'42" West a distance of 170.08 feet to along said 0.592 acre tract and the existing westerly right of way of Alum Creek Drive to a 3/4 inch iron pipe set with a cap stamped "STANTEC";

Thence North 68°38'05" East a distance of 60.04 feet crossing said existing right of way line of Alum Creek Drive to a 3/4 inch iron pipe set with a cap stamped "STANTEC" on the original centerline of Alum Creek Drive;

Thence along the original centerline of Alum Creek Drive and with a curve to the right having a delta angle of 17°35'47", a radius of 2295.14 feet, an arc length of 704.88 feet, a chord bearing of North 10°27'42" West and a chord distance of 702.11 feet, to a 3/4 inch iron pipe set with a cap stamped "STANTEC" at a point of compound curvature;

Along said curve having a delta angle of 95°26'16", a radius of 60.00 feet, an arc length of 99.94 feet, a chord bearing of North 46°03'20" East and a chord distance of 88.78 feet, crossing the existing right of way of Alum Creek, to a 3/4 inch iron pipe set with a cap stamped "STANTEC" at a point of tangency;

Thence South 86°13'33" East a distance of 15.99 feet, crossing the original alignment of Alum Creek Drive, to a 3/4 inch iron pipe set with a cap stamped "STANTEC" at a point of curvature;

Thence with a curve right having a delta angle of 78°29'22", a radius of 60.00 feet, an arc length of 82.19 feet, a chord bearing of South 46°58'52" East and a chord distance of 75.92 feet, to a 3/4 inch iron pipe set with a cap stamped "STANTEC";

Thence South 07°44'11" East a distance of 483.71 feet, crossing 7-WD to the Point of Beginning, containing 2.558 acres, more or less, of which 1.316 acre lie within the original alignment of Alum Creek Drive and 1.242 acre lies within the limits of 7-WD and being subject to all easements and restrictions of record.

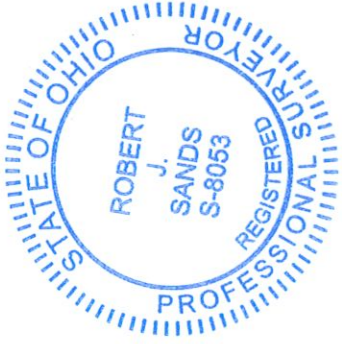
The bearings shown hereon are based on the Grid Bearing of South 07°44'23" East between Franklin County Engineer's Geodetic Survey Monuments FCGS 5953 and FCGS 5935 as determined by a GPS



network of field observations performed in June, 2018, and based on the Ohio State Plane Coordinate System, South Zone, NAD83(NSRS 2007).

All Iron Pipes Set are 3/4 inch in diameter, 30 inches in length, with a yellow cap stamped the name "STANTEC".

I hereby certify that this description was prepared from an on the ground survey in June, 2018 made under my direct supervision and that it and the information, courses and distances as shown are correct to the best of my knowledge.



Stantec Consulting Services Inc.

Robert J. Sands

Professional Surveyor No. S-8053

Date

PRELIMINARY
APPROVAL

FRANKLIN COUNTY
ENGINEERING DEPT.

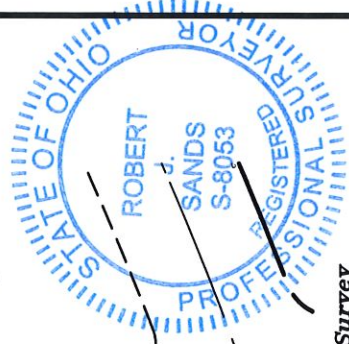
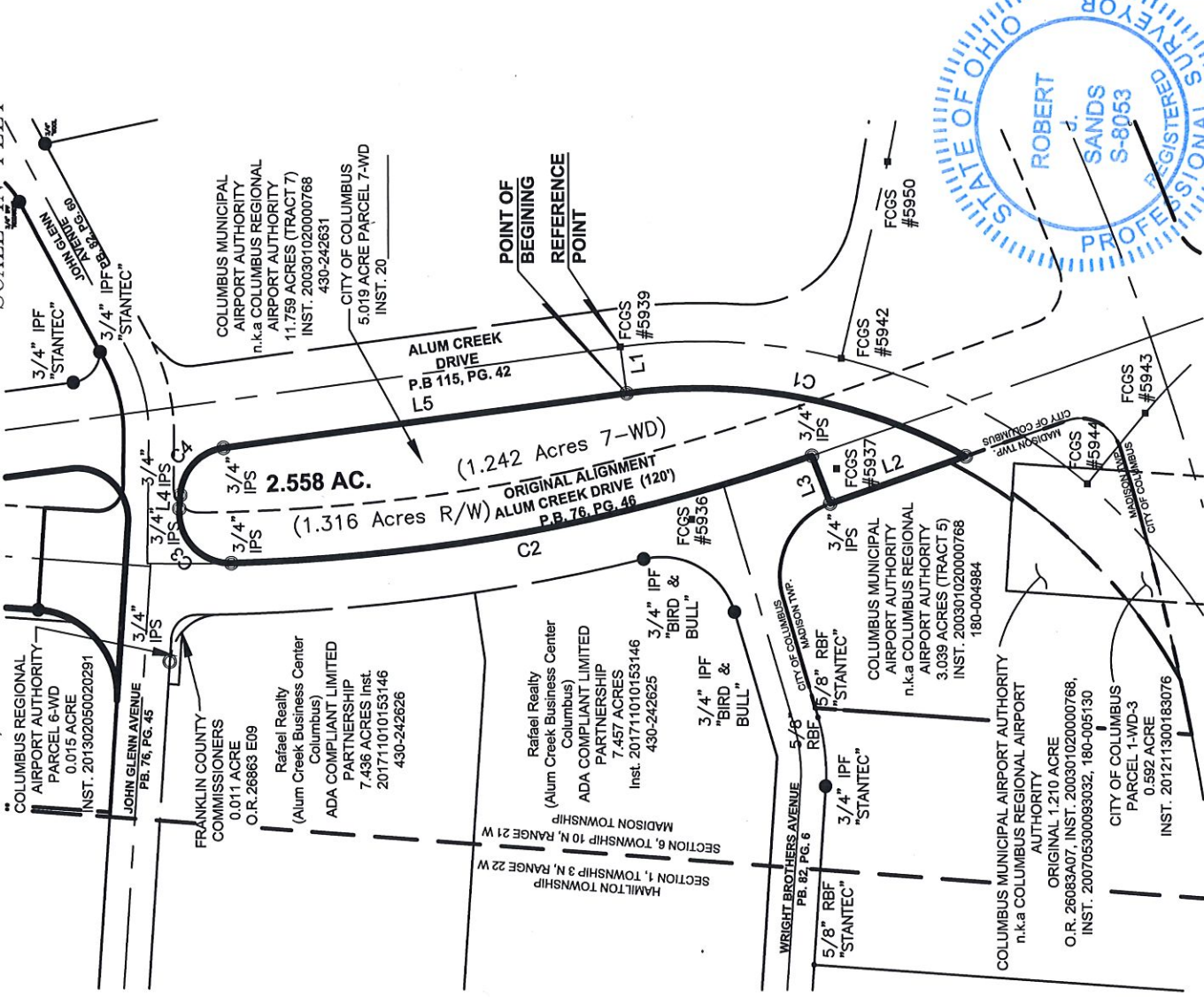
DATE: 22 Feb 19 BY: *AS*

LEGEND

- IPS Iron Pipe Set, 3/4 inch, 30 inches in length, with a yellow cap stamped the name "STANTEC".
- RBF Rebar Found
- ☼ CGSS Cotton Gin Spindle Set
- MON Monument Box Found
- CMF Concrete Right-of-way Monument Found
- ▲ RRSF Railroad Spike Found
- △ RRSR Railroad Spike Set
- PKNF PK Nail Found
- Stone Found
- MNS Magnetic Nail Set



SCALE IN FEET



BASIS OF BEARINGS:

The bearings shown hereon are based on the Grid Bearing of South 07°44'23" East between Franklin County Engineer's Geodetic Survey Monuments 5953 and 5935 as determined by a GPS network of field observations performed in June, 2018, and based on the Ohio State Plane Coordinate System, South Zone, NAD83(NSRS 2007).

CERTIFICATION:

I hereby certify that this survey shown on the attached plat was prepared from an on the ground survey in June, 2018 made under my direct supervision and that it and the information, courses and distances as shown are correct to the best of my knowledge.

Boundary Survey
of
2.558 ACRES
lying in
Section 6, Township 10 North, Range 21 West
Congress Lands
City of Columbus, Franklin County, Ohio
Scale: 1 inch = 200 Feet

Prepared by:

STANTEC CONSULTING SERVICES INC.

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Columbus, Ohio 43204
Phone: (614) 496-4383
Fax: (614) 496-4387



Robert J. Sands
Date: 02/22/19

Robert J. Sands
Professional Surveyor No. S-8053

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LINE	BEARING	DISTANCE
L1	S 82°15'49" W	55.00'
L2	N 19°12'42" W	170.08'
L3	N 68°38'05" E	60.04'
L4	S 86°13'33" E	15.99'
L5	S 07°44'11" E	483.71'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	36°01'37"	661.20'	415.75'	S 10°16'37" W	408.94'
C2	17°35'47"	2295.14'	704.88'	N 10°27'42" W	702.11'
C3	95°26'16"	60.00'	99.94'	N 46°03'20" E	88.78'
C4	78°29'22"	60.00'	82.19'	S 46°58'52" E	75.92'

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2.558 ACRES
Lying in
Section 6, Township 10 North, Range 21 West
Congress Lands
 City of Columbus, Franklin County, Ohio
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Prepared by:

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