PARCEL 9-WD1
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 59.518 acre tract as conveyed to THE RAVINES AT WAGGONER PARK, LTD., by deed of record in Instrument Number 200110310251578, 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 1276 at the centerline tangent Point of Intersection on Waggoner Road (County Road 106) at the first curve north of East Broad Street (State Route 16);

Thence North 19°34'42" West, a distance of 74.17 feet, along the centerline tangent of Waggoner Road to a P.K. Nail set at the intersection with a northerly line of that 4.808 acre tract as 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, and being the **True Point of Beginning**;

Thence North 19°34'42" West, a distance of 522.22 feet, along the existing centerline of Waggoner Road, along a westerly line of the remainder of said 59.518 acre tract, and along the easterly line of that 0.016 acre Parcel 1WD as conveyed to the FRANKLIN COUNTY COMMISSIONERS by deed of record in Official Record 32804 G17, to a P.K. Nail set at the northeast corner of said 0.016 acre Parcel 1WD;

Thence North 17°10'53" West, a distance of 34.08 feet, along the easterly line of that 0.186 acre Parcel 3WD as conveyed to the FRANKLIN COUNTY COMMISSIONERS by deed of record in Official Record 34220 G06, to a P.K. Nail set at the southwest corner of that 0.132 acre Parcel 2WD as conveyed to the FRANKLIN COUNTY COMMISSIONERS by deed of record in Instrument Number 199706090017524;

Thence North 70°25'18" East, a distance of 48.58 feet, along the southerly line of said Parcel 2WD, to an iron pipe set;

Thence South 19°34'42" East, a distance of 457.28 feet, along a line parallel to, and 50.00 feet easterly of, the existing centerline of Waggoner Road, being the proposed easterly right-of-way line of Waggoner Road, and along a westerly line of that 7.898 acre tract as conveyed to the RAVINES AT WAGGONER PARK CONDOMINIUM ASSOCIATION, by deed of record in Instrument Number 200903130035669, and as shown on the plat for "RAVINES AT WAGGONER PARK CONDOMINIUM, ELEVENTH AMENDMENT" Part 3, as recorded in Condominium Plat Book 209, page 22, to an iron pipe set at a point of tangent curvature;

Thence southeasterly, along the arc of a curve to the right for 109.82 feet, along the proposed easterly right-of-way line of Waggoner Road, and along a westerly line of said 7.898 acre tract, having a radius of 869.02 feet (1924 Road Plan), a central angle of 07°14'25", a chord bearing of South 15°57'29" East, a chord distance of 109.74 feet to an iron pipe set;

Thence southwesterly, along the arc of a curve to the right for 20.08 feet, along a northerly line of said 4.808 acre tract, and along a southerly line of said 59.518 acre tract, having a radius of 157.50 feet, a central angle of 07°18'11", a chord bearing of South 82°09'58" West, a chord distance of 20.06 feet, to the intersection with the existing easterly right-of-way line of Waggoner Road;

Thence South 85°49'03" West, a distance of 24.30 feet, along a northerly line of said 4.808 acre tract, to the **True Point of Beginning**, containing 0.640 acres, more or less, of which the Present Road Occupies 0.380 acres, more or less, which lies within Franklin County Auditor's Parcel 515-259631, 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 August 3, 2016.

STATE OF OHIO
TIM A. BAKER 7818
REGISTERED
PROFESSIONAL SURVEYOR

Tim Baker 8-3-16

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

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0-40-F
Split
0.640 acre
out of
(515)
259631

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: ATS
DATE: 04 Aug 16
FRANKLIN COUNTY ENGINEER

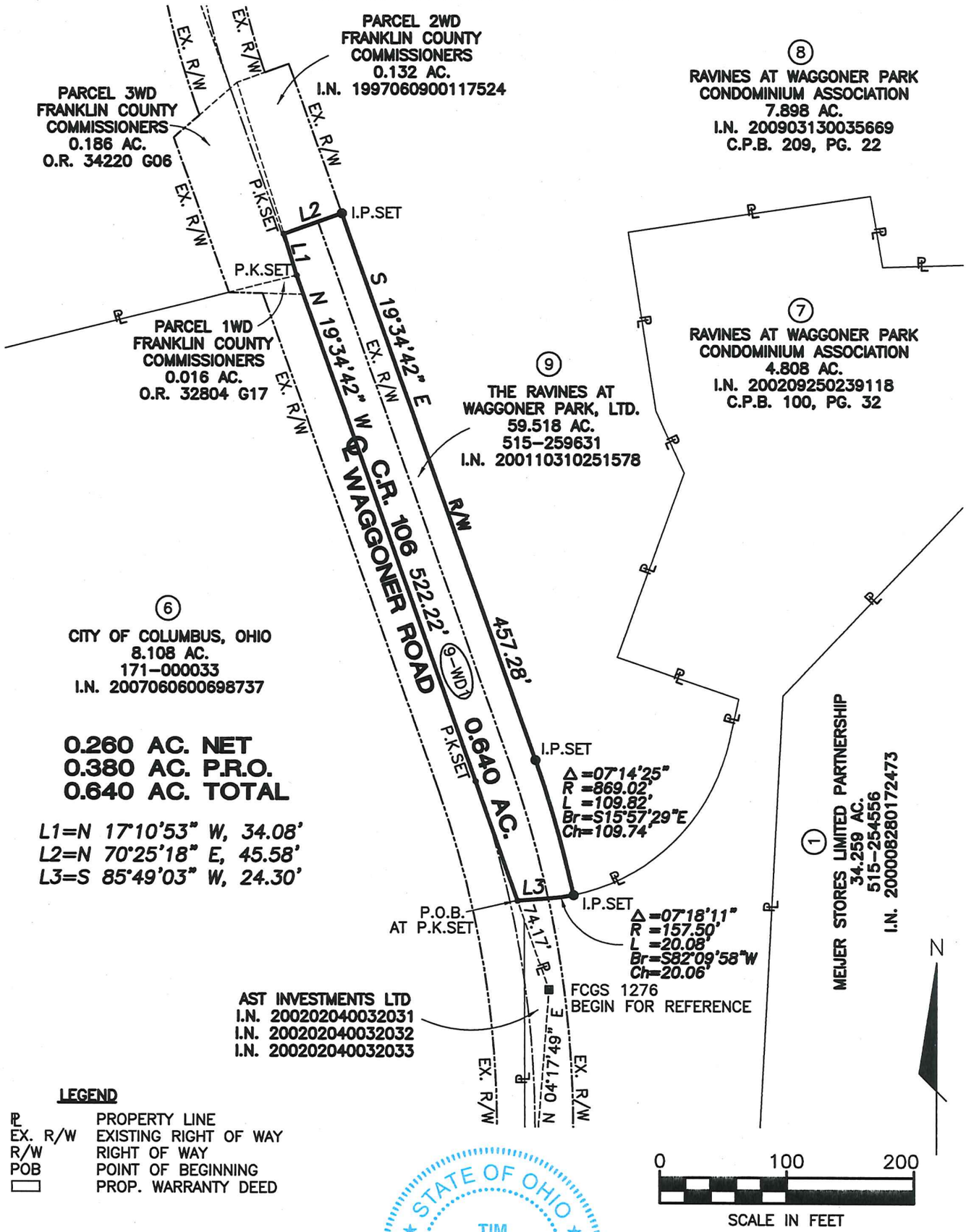
PARCEL 9-WD1 WARRANTY DEED

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" = 100'

EXHIBIT "A"

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING PART OF A 59.518 ACRE TRACT, AS DESCRIBED IN I.N. 200110310251578.



0.260 AC. NET
0.380 AC. P.R.O.
0.640 AC. TOTAL

L1=N 17°10'53" W, 34.08'
L2=N 70°25'18" E, 45.58'
L3=S 85°49'03" W, 24.30'

LEGEND

⅊	PROPERTY LINE
EX. R/W	EXISTING RIGHT OF WAY
R/W	RIGHT OF WAY
POB	POINT OF BEGINNING
▭	PROP. WARRANTY DEED

STATE OF OHIO
TIM A. BAKER 7818
REGISTERED PROFESSIONAL SURVEYOR

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREIN ARE BASED ON THE CENTERLINE OF WAGGONER ROAD AS BEING NORTH 04°17'49" EAST FROM A FIELD SURVEY (MAY 2016) USING GPS METHODS FROM FCGS 5011 TO FCGS 1276 RESET, BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM 1983 (NSRS 2007).

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

BY: Tim Baker 8-3-16
TIM BAKER, P.S. DATE
REGISTERED SURVEYOR NO. 7818

DRAWN BY: TB CHK BY: SER DATE