

**PARCEL A
ROW
0.184 Acre Tract
EXHIBIT "A"**

Situated in the State of Ohio, County of Franklin, City of Columbus, Half Section 8 and 9, Township 5, Range 22, Scofield's Survey of the Refugee Lands, being a part of Columbus Crew Way, a public right of way, in Confluence Village as shown and delineated upon the recorded plat thereof, of record in Plat Book 127, Pages 62-65, and part of a 0.168 acre tract of land in the name of the City of Columbus as described in IN. 202110070181638, all references are on file in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at the centerline of Right of Way intersection of said Columbus Crew Way (R/W Varies) and Nordecke Drive (R/W Varies);

Thence **South 07°39'37" East**, with said centerline of right of way of Columbus Crew Way a distance of **36.96 feet** to an iron pipe set being the **TRUE PLACE OF BEGINNING** for the particular tract of land herein being described;

Thence through said Columbus Crew Way, the following two (2) courses:

1. **North 66°31'27" East**, a distance of **37.04 feet** to an iron pipe set at a point of curvature;
2. Easterly **22.30 feet** with a curve to the right having a radius of 471.00 feet, delta of 2°42'46", chord bearing of North 75°48'12" East, and chord length 22.30 feet to an iron pipe set in the southerly Right of Way line of Nordecke Drive (R/W Varies) also being the easterly Right of Way line of said Columbus Crew Way;

Thence with the easterly Right of Way line of said Columbus Crew Way, the following two (2) courses:

1. Southwesterly **44.41 feet** with a curve to the left having a radius of 30.00 feet, delta of 84°49'12", a chord bearing of South 34°44'59" West, and chord length of 40.47 feet to an iron pipe set;
2. **South 07°39'37" East**, a distance of **207.99 feet** to an iron pipe set;

Thence through said Columbus Crew Way, the following three (3) courses:

1. Northwesterly **81.16 feet**, leaving said Right of Way line through said Columbus Crew Way along a curve to the left having a radius of 180.50 feet, delta of 25°45'48", a chord bearing of North 20°32'31" West, and chord distance of 80.48 feet to an iron pipe set;
2. **North 33°25'25" West**, a distance of **126.85 feet** to an iron pipe set at a point of curvature;
3. Northeasterly **27.94 feet** with a curve to the right having a radius of 20.00 feet, delta of 80°03'08", a chord bearing of North 16°33'01" East, and a chord distance of 25.73 feet to an iron pipe set;

Thence **North 66°31'27" East**, with said southerly Right of Way line, a distance of **33.29 feet** to the **True Place of Beginning**, containing 0.184 acres more or less.

Subject to all legal right of way and/or easements, if any of previous record.

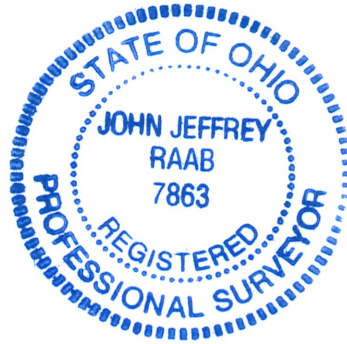
Bearings herein are based on the portion of the northerly right of way line of Nationwide Boulevard, having a bearing of North 82°21'25" East, as stated in the plat of Confluence Village as shown of record in Plat Book 127, Page 62-65.

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Based on actual field observations from February 2020. Iron pipes set are 13/16" inside diameter iron pipe, 30" long with yellow plastic identification caps stamped "OHM".

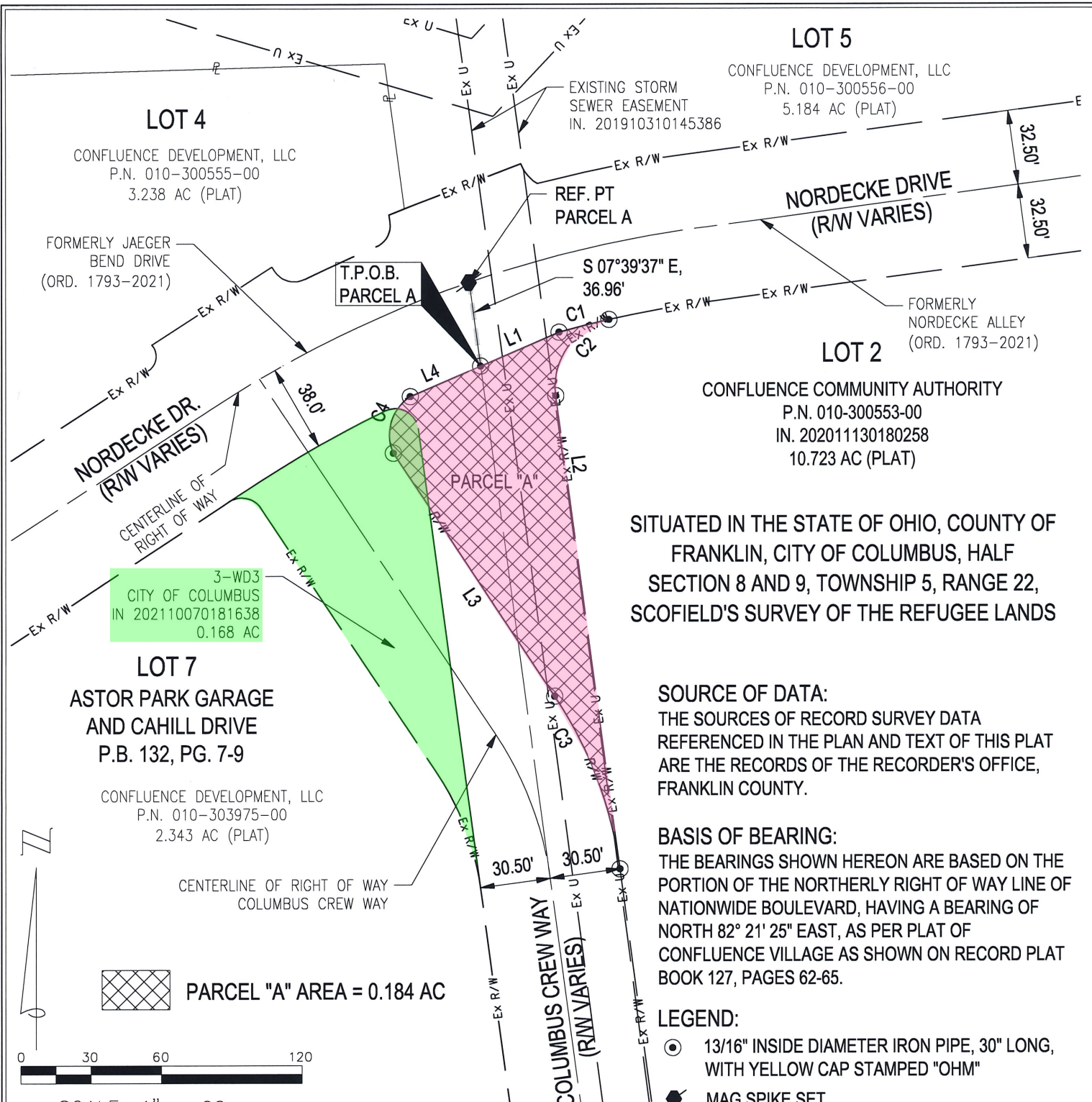
This description was created by an actual field survey performed from April 2019 to April 2021 and under the direction and supervision of John J. Raab, Registered Surveyor No. S-7863

 3/14/23
John J, Raab Date
Registered Surveyor No. S-7863



New entry
0.184 acre
Adj- to
(010)
300553





LOT 5

CONFLUENCE DEVELOPMENT, LLC
 P.N. 010-300556-00
 5.184 AC (PLAT)

LOT 4

CONFLUENCE DEVELOPMENT, LLC
 P.N. 010-300555-00
 3.238 AC (PLAT)

LOT 2

CONFLUENCE COMMUNITY AUTHORITY
 P.N. 010-300553-00
 IN. 202011130180258
 10.723 AC (PLAT)

LOT 7

ASTOR PARK GARAGE
 AND CAHILL DRIVE
 P.B. 132, PG. 7-9

CONFLUENCE DEVELOPMENT, LLC
 P.N. 010-303975-00
 2.343 AC (PLAT)

SITUATED IN THE STATE OF OHIO, COUNTY OF
 FRANKLIN, CITY OF COLUMBUS, HALF
 SECTION 8 AND 9, TOWNSHIP 5, RANGE 22,
 SCOFIELD'S SURVEY OF THE REFUGEE LANDS

SOURCE OF DATA:

THE SOURCES OF RECORD SURVEY DATA
 REFERENCED IN THE PLAN AND TEXT OF THIS PLAT
 ARE THE RECORDS OF THE RECORDER'S OFFICE,
 FRANKLIN COUNTY.

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE
 PORTION OF THE NORTHERLY RIGHT OF WAY LINE OF
 NATIONWIDE BOULEVARD, HAVING A BEARING OF
 NORTH 82° 21' 25" EAST, AS PER PLAT OF
 CONFLUENCE VILLAGE AS SHOWN ON RECORD PLAT
 BOOK 127, PAGES 62-65.

LEGEND:

- ⊙ 13/16" INSIDE DIAMETER IRON PIPE, 30" LONG,
WITH YELLOW CAP STAMPED "OHM"
- ⚡ MAG SPIKE SET

NOTES:

1. RECORD MONUMENT WAS NOT FOUND AT TIME
OF PLATTING.

SURVEY CERTIFICATE

I HEAR CERTIFY THIS PLAT WAS PREPARED
 BY USING MEASUREMENTS OBTAINED BY
 AN ACTUAL FIELD SURVEY CONDUCTED IN
 FEBRUARY 2020



John J. Raab 3/16/23
 REGISTERED SURVEYOR: JOHN J. RAAB
 REGISTERED LAND SURVEYOR NO.: 7863
 IN THE STATE OF: OHIO

PARCEL A					
L# / C#	Direction/Delta	Length	Radius	Chord	Chord L
C1	2°42'46"	22.30'	471.00'	N75° 48' 12"E	22.30'
C2	84°49'12"	44.41'	30.00'	S34° 44' 59"W	40.47'
C3	25°45'48"	81.16'	180.50'	N20° 32' 31"W	80.48'
C4	80°03'08"	27.94'	20.00'	N16° 33' 01"E	25.73'
L1	N66° 31' 27"E	37.04'			
L2	S07° 39' 37"E	207.99'			
L3	N33° 25' 25"W	126.85'			
L4	N66° 31' 27"E	33.29'			

ROW PARCEL A

ASTOR PARK PUBLIC INFRASTRUCTURE
 ASTOR PARK

DATE: 02/23/2023
 DRAWN BY: RMK
 DWG: _

SHEET
1 OF 1



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 ARCHITECTS ENGINEERS PLANNERS