

**PARCEL 2-WD
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 1.536 acre tract as conveyed to CHARLIE'S RUN LLC, by deed of record in Instrument Number 201312160205541, 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 5011 at the centerline intersection of East Broad Street (State Route 16) and Waggoner Road (County Road 106);

Thence North $04^{\circ}17'49''$ East, a distance of 649.79 feet, along the centerline of Waggoner Road to a point in said centerline;

Thence South $85^{\circ}42'11''$ East, a distance of 50.00 feet, perpendicular to the centerline of Waggoner Road to a $5/8''$ rebar found at the intersection with the existing easterly right-of-way line of Waggoner Road, as dedicated in the plat for "DEDICATION OF EAST BROAD STREET, MEIJER DRIVE AND WAGGONER ROAD AND EASEMENTS" as recorded in Plat Book 100, Page 72, at a northwesterly corner of said 1.536 acre tract and being the **True Point of Beginning**;

Thence South $85^{\circ}42'11''$ East, a distance of 25.00 feet, perpendicular to the centerline of Waggoner Road, along a northerly line of said 1.536 acre tract, and along a southerly line of the remainder of that 34.259 acre tract as conveyed to MEIJER STORES LIMITED PARTNERSHIP, by deed of record in Instrument Number 200008280172473, to an iron pipe set;

Thence South $04^{\circ}17'49''$ West, a distance of 169.79 feet, parallel to the easterly right-of-way line of Waggoner Road, and across said 1.536 acre tract to an iron pipe set;

Thence South $40^{\circ}42'11''$ East, a distance of 7.07 feet, across said 1.536 acre tract to an iron pipe set;

Thence South $04^{\circ}17'49''$ West, a distance of 42.96 feet, parallel to the easterly right-of-way line of Waggoner Road, and across said 1.536 acre tract to an iron pipe set at a point of curvature;

Thence northwesterly, along the arc of a curve to the right for 55.39 feet, along the southwesterly line of said 1.536 acre tract, and along a northerly line of the remainder of said Meijer 34.259 acre tract, having a radius of 45.00 feet, a central angle of $70^{\circ}31'44''$, a chord direction of North $30^{\circ}58'03''$ West, a chord distance of 51.96 feet, to an iron pipe set at the intersection with the existing easterly right-of-way line of Waggoner Road at a point of tangency;

Thence North $04^{\circ}17'49''$ East, a distance of 175.32 feet, to the **True Point of Beginning**, containing 0.122 acres, more or less, which lies within Franklin County Auditor's Parcel 515-282345, and being subject to all easements, restrictions and rights of way of record.

Bearings are based on the bearing of North $04^{\circ}17'49''$ 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 June 30, 2016.



Tim A. Baker 6-30-16

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

U:\173608763\Task 2 - Waggoner Road\design\analysis\ROW\Legal Descriptions\2-WD.docx

0-40-F
split
0.122 acre
out
(SIS)
282345





PARCEL 2-WD WARRANTY DEED
QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

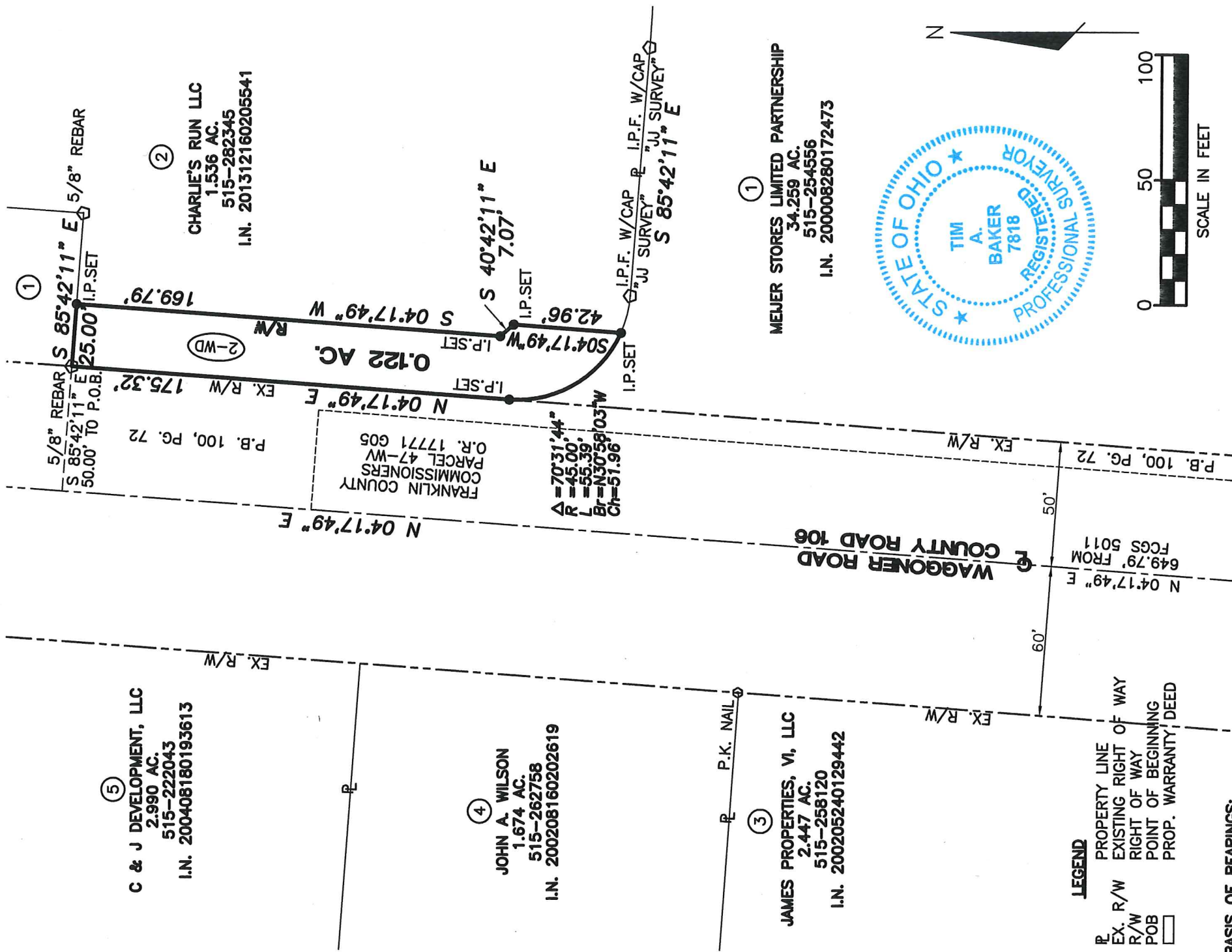
DATE: 06/30/16

3123-E PLAN

SCALE: 1" = 50'

EXHIBIT "A"

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING PART OF A 1.536 ACRE TRACT, AS DESCRIBED IN I.N. 20131216020554.



⑤
C & J DEVELOPMENT, LLC
 2.990 AC.
 515-222043
 I.N. 200408180193613

④
JOHN A. WILSON
 1.674 AC.
 515-262758
 I.N. 200208160202619

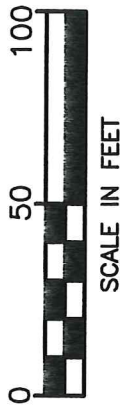
③
JAMES PROPERTIES, VI, LLC
 2.447 AC.
 515-258120
 I.N. 200205240129442

②
CHARLIE'S RUN LLC
 1.536 AC.
 515-282345
 I.N. 201312160205541

①
MEYER STORES LIMITED PARTNERSHIP
 34.259 AC.
 515-254556
 I.N. 200008280172473

- LEGEND**
- PROPERTY LINE
 - EX. R/W
 - EXISTING RIGHT OF WAY
 - R/W
 - RIGHT OF WAY
 - POB
 - POINT OF BEGINNING
 - PROP. WARRANTY DEED

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).



BY: *Tim Baker* 6-30-16
 TIM BAKER, P.S.
 REGISTERED SURVEYOR NO. 7818
 DATE _____
 DRAWN BY: TB CHK BY: SER DATE _____

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