

**PARCEL 1-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 34.259 acre tract as conveyed to the MEIJER STORES LIMITED PARTNERSHIP, by deed of record in Instrument Number 200008280172473, and as shown on the plat for "DEDICATION OF EAST BROAD STREET, MEIJER DRIVE AND WAGGONER ROAD AND EASEMENTS" as recorded in Plat Book 100, page 72, 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°17'49" East, a distance of 155.27 feet, along the centerline of Waggoner Road to a point in said centerline;

Thence South 85°42'11" East, a distance of 50.00 feet, perpendicular to the centerline of Waggoner Road, to an iron pipe set at the intersection with the existing easterly right-of-way line of Waggoner Road, as dedicated in Plat Book 100, Page 72, at a southwesterly corner of the remainder of said Meijer 34.259 acre tract, and being the **True Point of Beginning**;

Thence North 04°17'49" East, a distance of 319.20 feet, along the existing easterly right-of-way line of Waggoner Road, and along a westerly line of the remainder of said Meijer 34.259 acre tract to an iron pipe set at a point of curvature;

Thence southwesterly, along the arc of a curve to the left for 55.39 feet, and along a southwesterly line of that 1.536 acre tract as conveyed to CHARLIE'S RUN LLC, by deed of record in Instrument Number 201312160205541, having a radius of 45.00 feet, a central angle of 70°31'44", a chord bearing of South 30°58'03" East, a chord distance of 51.96 feet to an iron pipe set at a point of non-tangency;

Thence South 04°17'49" West, a distance of 77.04 feet, parallel to the easterly right-of-way line of Waggoner Road, and across the remainder of said Meijer 34.259 acre tract to an iron pipe set at an angle point;

Thence South 49°17'49" West, a distance of 7.07 feet, across the remainder of said Meijer 34.259 acre tract to an iron pipe set at an angle point;

Thence South 04°17'49" West, a distance of 238.03 feet, parallel to the easterly right-of-way line of Waggoner Road, and across the remainder of said Meijer 34.259 acre tract to an iron pipe set at the intersection with the existing easterly right-of-way line of Waggoner Road at a point of curvature;

Thence northwesterly, along the arc of a curve to the left for 52.36 feet, along the existing easterly right-of-way line of Waggoner Road, and along a southwesterly line of the remainder of said Meijer 34.259 acre tract, having a radius of 50.00 feet, a central angle of 60°00'00", a chord bearing of North 25°42'11" West, a chord distance of 50.00 feet to the **True Point of Beginning**, containing 0.194 acres, more or less, which lies within Franklin County Auditor's Parcel 515-254556, 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 June 30, 2016.



Tim A. Baker 6-30-16

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

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0-40-F
split
0.194 acre
outlet
(S15)
254556





PARCEL 1-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" = 50'

EXHIBIT "A"

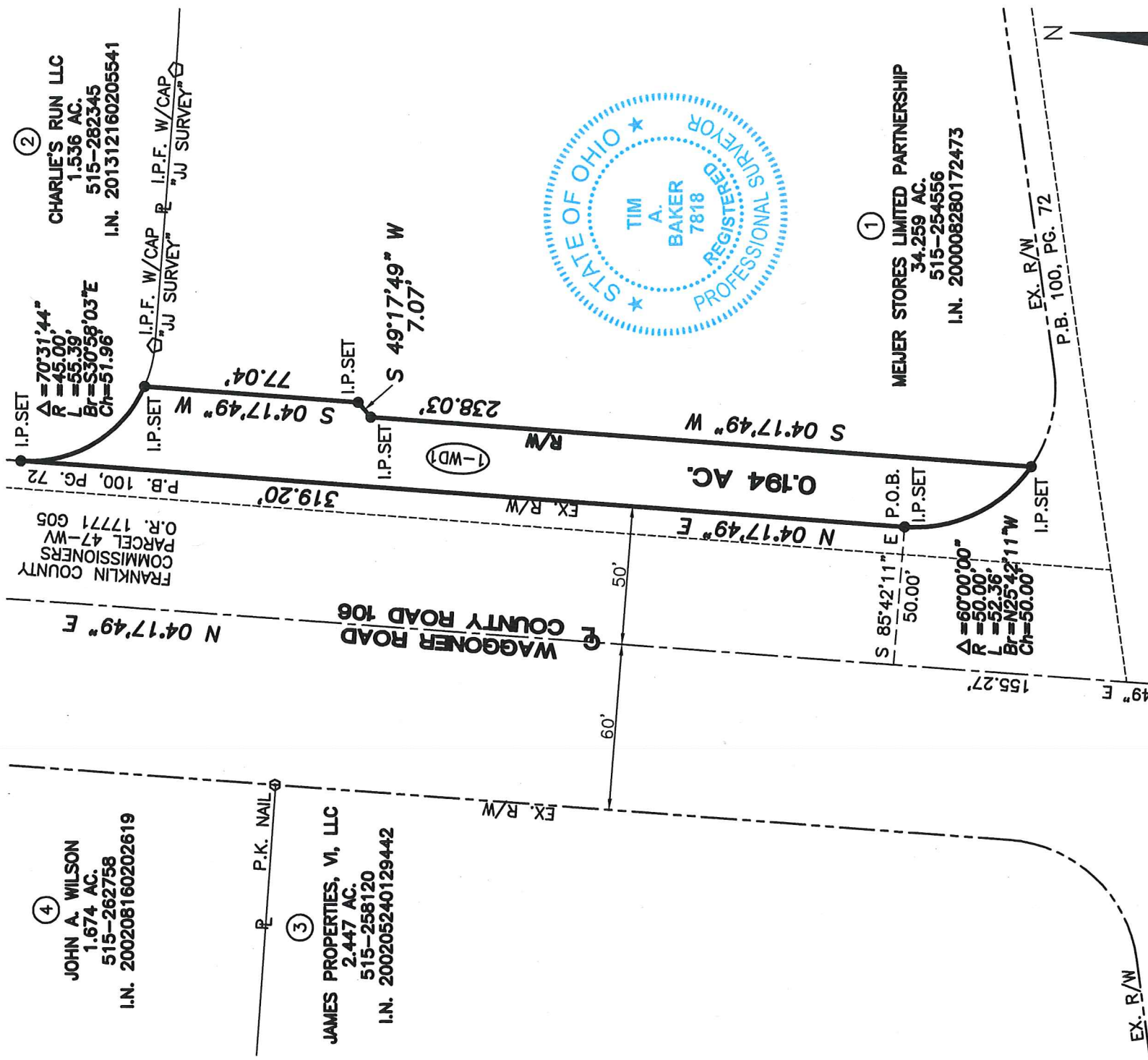
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING PART OF A 34.259 ACRE TRACT,
AS DESCRIBED IN I.N. 200008280172473, AS SHOWN IN PLAT BOOK 100, PAGE 72.

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

FRANKLIN COUNTY
COMMISSIONERS
PARCEL 47-W
O.R. 17771 605

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



LEGEND

- P. PROPERTY LINE
- EX. R/W EXISTING RIGHT OF WAY
- R/W RIGHT OF WAY
- POB POINT OF BEGINNING
- PROB. 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).

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

BY:

Tim A. Baker 6-30-16

TIM BAKER, P.S.

REGISTERED SURVEYOR NO. 7818

DATE

DRAWN BY: TB CHK BY: SER DATE