

# SURVEY OF 95.303 ACRE TRACT Located In Quarter Township 4, Township 1, Range 16 United States Military Lands And Section 5, Township 16, Range 20 Refugee Lands City Of Reynoldsburg, Franklin County, Ohio

95.303 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, Township of Jefferson and being located in Quarter Township 4, Township 1, Range 16, United States Military Lands and Section 5, Township 16, Range 20, Refugee Lands and being part of the 192.044 acre tract as conveyed to M/I Schottstaedt Homes, Inc. by deed of record in Official Record 1307202, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at a point in the centerline of Waggoner Road at the southerly corner of the 17.79 acre tract as conveyed to Helen L. Trotter and Ruth A. Lawton, by deed of record in Official Record 105718;

thence along the southerly and easterly lines of the Trotter and Lawton 17.79 acre tract, the following courses and distances:

South 86° 05' 02" East, a distance of 651.90 feet to an iron pin found;

North 13° 30' 39" East, a distance of 186.50 to an iron pin found; and,

South 86° 11' 43" East, a distance of 2388.39 feet to an iron pin found at the southeasterly corner of said Trotter and Lawton 17.79 acre tract;

thence South 3° 21' 03" West, a distance of 1213.29 feet to a point;

thence South 45° 55' 23" East, a distance of 564.68 feet to a point at a southeasterly corner of the Franklin County/Licking County line;

thence South 3° 29' 37" West, with the Franklin County/Licking County line, a distance of 1180.72 feet to an axle found at the southeasterly corner of the 58 acre tract as conveyed to Clark R. Oldham and Howard G. Robinson, by deed of record in Deed Book 3452, Page 522;

thence North 86° 00' 15" West, with the northerly line of said 58.00 acre tract, a distance of 925.45 feet to an iron pin at the southeasterly corner of Parcel No. 1, as conveyed to Harold and Fred Woodruff, by deed of record in Official Record 1010202;

thence North 86° 14' 14" East, with the easterly line of said Woodruff Parcel No. 1, a distance of 1180.51 feet to a stone at the northeasterly corner of said Woodruff Parcel No. 1;

thence North 86° 30' 15" West, with the northerly line of said Woodruff Parcel No. 1, a distance of 1784.41 feet to a stone at the southeasterly corner of the 7.50 acre tract as conveyed to Donald G. Zigler, by deed of record in Deed Book 3754, Page 527;

thence North 3° 10' 43" East, with the easterly line of said 7.50 acre tract, also being the easterly line of the 6.288 acre tract as conveyed to Edna A. Miller by deed of record in Deed Book 3676, Page 375, a distance of 632.14 feet to an iron pin found at the southeasterly corner of said 6.288 acre tract;

thence South 89° 14' 35" West, with the northerly line of said 6.288 acre tract, a distance of 551.52 feet to a point in the easterly right-of-way line of Waggoner Road as conveyed to Franklin County Commissioners by deed of record in Official Record 13310A17;

thence North 7° 43' 01" East, with the easterly right-of-way of said Waggoner Road, a distance of 300.29 feet to a point;

thence North 82° 16' 59" West, a distance of 40.00 feet to a point in the centerline of said Waggoner Road.

thence North 7° 43' 01" East, along the centerline of said Waggoner Road, a distance of 181.23 feet to the place of beginning, containing 95.303 acres of land, of which 0.127 acre lies within the existing right-of-way for said Waggoner Road, leaving a net acreage of 95.176 acres of land, more or less.

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

The bearings are based on the meridian in a bearing system in which the centerline of Waggoner Road has a bearing of North 7° 43' 01" East.

Helen L. Trotter & Ruth A. Lawton  
17.79 Ac. B-18  
O.R. 10571,

S86°11'43"E 2388.39'

City Of Reynoldsburg  
Water Line Easement  
O.R. 14649 I01

20' City Of Reynoldsburg Sanitary Sewer Easement  
O.R. 14649 H17

FR. CO. Monument Box  
WAGGONER ROAD (60')  
PK Nail  
N7°43'01"E 181.23'  
N48°43'01"E 300.29'

0.127 Ac.  
Ohio Fuel Gas Company Easement  
D.B. 2372, Pg. 593  
D.B. 2548, Pg. 90

Franklin County Commissioners  
0.267 Ac.  
O.R. 13310 A17

Edna A. Keller  
6.288 Ac. Pg. 375  
D.B. 3676,

Donald G. Zigler  
7.5 Ac. Pg. 527  
D.B. 3754,

QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16

JEFFERSON TOWNSHIP

UNITED STATES MILITARY LANDS  
FRANKLIN COUNTY

SECTION 5, TOWNSHIP 16, RANGE 20

TRURO TOWNSHIP

REFUGEE LANDS  
LICKING COUNTY

355.63' S85°59'23"E 504.68'

100' C. B. S. O. E. Co. Transmission Line Easement  
D.B. 2127, Pg. 345.

Harold & Freda Woodruff  
Parcel 1  
O.R. 10100,  
E-02

FRANKLIN COUNTY  
LICKING COUNTY

SURVEYED & PLATTED  
BY  
EVANS, MECHWART, HAMBLETON & TILTON, INC.  
CONSULTING ENGINEERS AND SURVEYORS  
GAHANNA, OHIO

I hereby certify to Commonwealth Land Title Insurance Company, Benchmark Title Agency, Inc. and Limrea Properties that the survey prepared by me entitled "SURVEY OF 95.303 ACRE TRACT" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines of actual possession are the same; that there are no easements or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that there are no encroachments affecting this property and that the parcel(s) described thereon do not lie within flood hazard areas in accordance with any maps entitled: "Flood Insurance Rate Map", "Flood Hazard Floodway Boundary Map", "Flood Hazard Boundary Map" or "Flood Boundary and Floodway Map" published by the Federal Emergency Management Agency or a Flood Hazard Boundary Map published by the United States Department of Housing and Urban Development.

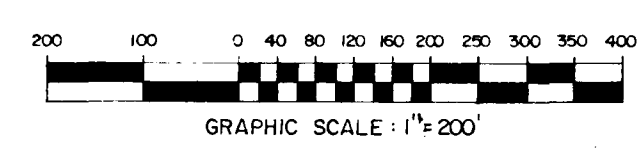
This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by American Land Title Association and American Congress on Surveying and Mapping.

By James R. Hill  
Professional Surveyor No. 6919

SCALE: 1"=200'

○ = IRON PIN

JUNE 6, 1990



NOTE: Easement to Ohio Fuel Gas Company  
D.B. 1969, Pg. 264 (Does not apply)

Clark R. Oldham & Howard G. Robinson  
59 Ac.  
D.B. 3452, Pg. 922