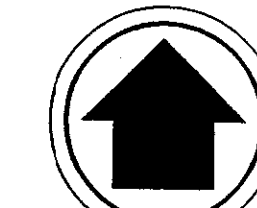
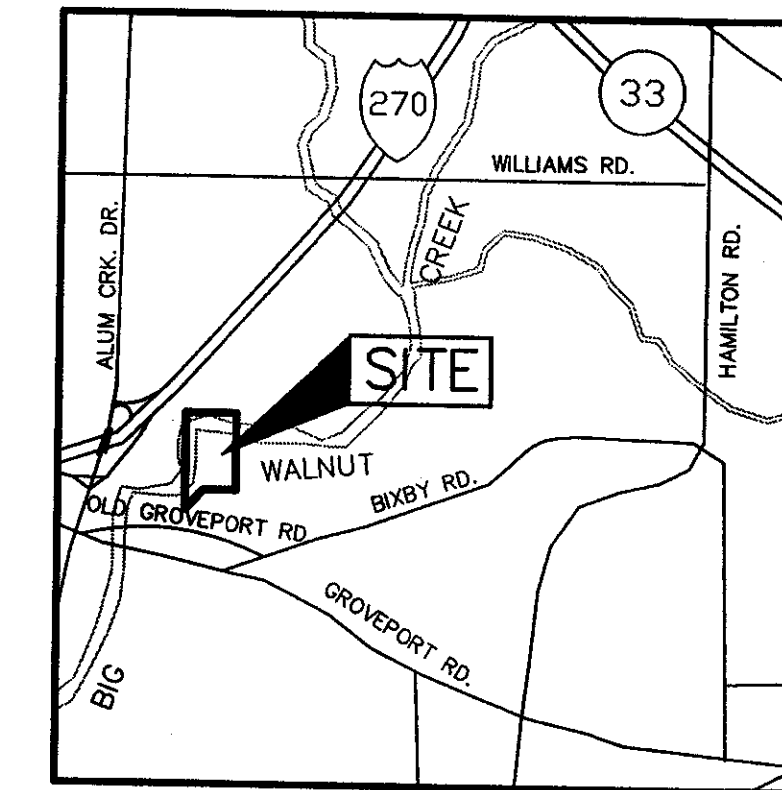
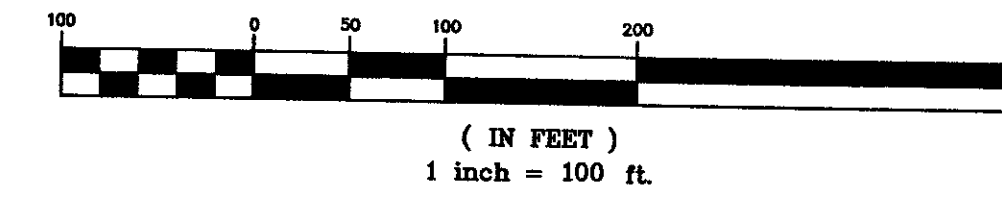


BOARD OF PARK COMMISSIONERS OF COLUMBUS  
AND FRANKLIN COUNTY METROPOLITAN PARK DISTRICT  
INSTR. No. 200009010176782  
118.935 ACRES



NORTH  
GRAPHIC SCALE



VICINITY MAP  
(NOT TO SCALE)

DESCRIPTION OF 30.147 ACRES

Situated in the State of Ohio, County of Franklin, Village of Groveport, being located in Section 19, Township 11, Range 21, Congress Lands, being part of that original 63.043-acre tract as described in a deed to William B. and Joanna Ingold, of record in Official Records Volume 29065, Page G16, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at a railroad spike found at the southwesterly corner of said 63.043-acre tract, the southeast corner of the land of Winston and Jill Blankenship, of record in Instrument No. 200206190152064 and in the centerline of Old Groveport Road, 60 feet in width; thence North 3°41'00" East, along the common line between said 63.043-acre tract and said Blankenship tract, passing a 1" solid iron pin found in the northerly right-of-way line of Old Groveport Road at 30.00 feet, a total distance of 1089.31 feet to an iron pin set at the TRUE PLACE OF BEGINNING.

Thence North 3°41'00" East, continuing along said common line, a distance of 299.42 feet to an iron pin found at the northwesterly corner of said Blankenship tract and the southeasterly corner of that 24.608-acre tract as described in a deed to the Board of Commissioners of Columbus and Franklin County Metropolitan Park District, of record in Instrument No. 200107200165083;

Thence North 2°15'30" East, along the easterly line of said 24.608-acre tract, a distance of 1321.79 feet to an iron pin found at the northwesterly corner of said 63.043-acre tract and in the northerly line of Section 19, being also the northwesterly corner of Parcel No. 131D (located within said 63.043-acre tract) as shown and delineated upon sheet 26 of 28, right-of-way plans for Interstate Route 270, FRA 270-1159S and located 178.28 feet right of Station 720+43.69;

Thence South 88°44'09" East, along said section line and then along the southerly line of that 118.935-acre tract as described in a deed to the Board of Commissioners of Columbus and Franklin County Metropolitan Park District, of record in Instrument No. 200009010176782, passing three iron pins found on line capped "XYZ 7408", a distance of 841.00 feet to a point in the middle of Big Walnut Creek, being also an angle point in the line of said 118.935-acre tract;

Thence South 42°05'42" East, along the middle of the Big Walnut Creek and the perimeter of said 118.935-acre tract, a distance of 313.71 feet to a point at the northwesterly corner of that 43.604-acre tract as described in a deed to the Board of Commissioners of Columbus and Franklin County Metropolitan Park District, of record in Instrument No. 200107100156554;

Thence South 4°03'00" West, along the westerly line of said 43.604-acre tract, passing an iron pin found capped "XYZ 7408" at 133.45 feet, a total distance of 941.24 feet to an iron pin set;

Thence through said 63.043-acre tract with a new division line the following courses:  
1. South 81°41'02" West, a distance of 536.46 feet to an iron pin set;  
2. South 88°54'00" West, passing an iron pin set at a distance of 238.00 feet, a total distance of 313.00 feet to a point;  
3. South 1°05'00" West, a distance of 100.00 feet to the northwesterly corner of that 0.964-acre tract as described in a deed to Jerry W. and Phyllis A. Dunn, of record in Official Records Volume 32063, Page E11;  
4. South 39°12'15" West, a distance of 332.65 feet to the TRUE PLACE OF BEGINNING and containing 30.147 acres of land, 15.197 acres of parcel number 185-001105 and 14.950 acres of parcel number 185-001079.

Bearings herein are based on those of the parent tract, i.e., North 86°28'00" West for Old Groveport Road.

Iron pins set consist of a 1" (O.D.) pipe, 30" long with a plastic cap inscribed "M-E COMPANIES/S-6872".

TITLE NOTES

TITLE REVIEW PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT No. 5010288 WITH AN EFFECTIVE DATE OF JANUARY 26, 2005.

THE FOLLOWING DO NOT APPLY TO SUBJECT PROPERTY:

- ITEM 18) EASEMENT OF RECORD IN DEED VOLUME 3285, PAGE 46
- ITEM 19) EASEMENT OF RECORD IN DEED VOLUME 3138, PAGE 624
- ITEM 20) EASEMENT OF RECORD IN DEED VOLUME 2587, PAGE 425
- ITEM 21) EASEMENT OF RECORD IN DEED VOLUME 3270, PAGE 68

LEGEND

- IRON PIN FOUND (CAPPED AS NOTED)
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- S — SANITARY SEWER
- ⊙ SANITARY MANHOLE
- RAILROAD SPIKE FOUND
- ⊕ CARSONITE POST

FLOOD NOTE

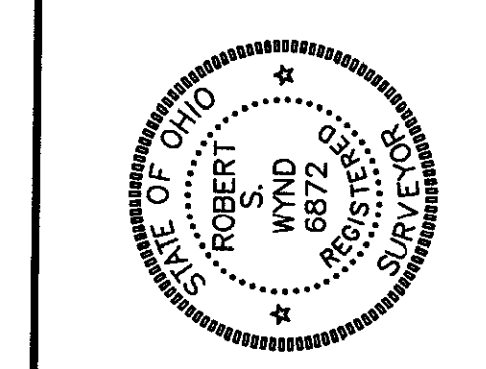
THE 30.147 ACRE TRACT SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE" ACCORDING TO F.E.M.A. MAP PLAN No. 39049CD360 G, DATED AUGUST 2, 1995.

BEARING REFERENCE

BEARINGS SHOWN HEREON ARE BASED ON NORTH 86°28' 00" WEST FOR OLD GROVEPORT ROAD AS REFERENCED IN OFFICIAL RECORDS VOLUME 29065, PAGE G16.

REVISIONS

DATE	BY	DESCRIPTION



635 Brookridge Boulevard  
Westerville, OH 43081  
614-818-4900 ext. 239  
614-818-4902  
Fax: 614-818-4902

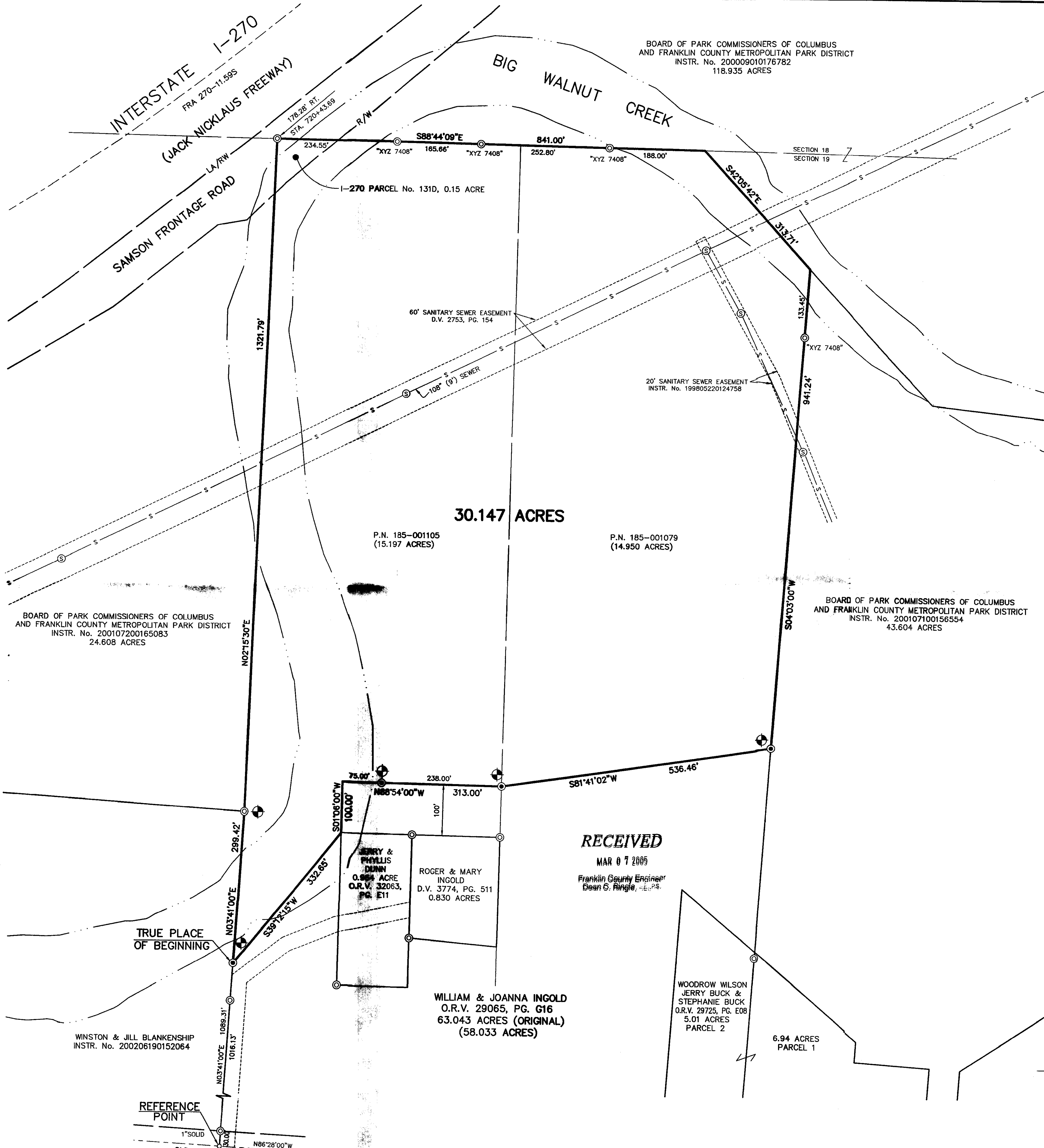
*Robert W. Yund*  
REGISTERED SURVEYOR  
DATE: 2/26/05  
NO. 6872

**M-E COMPANIES**

PROPERTY SPLIT SURVEY  
30.147 ACRES

INGOLD PROPERTY  
FRANKLIN COUNTY  
VILLAGE OF GROVEPORT, OHIO

FIELD	PM	DRAW
EM	RSW	DLC
F.B. 230	PG. 69	
JOB NO.:	05-059-1-1-53	
DATE:	FEBRUARY 2005	
SCALE:	1"=100'	
PRINT DATE:		
SHEET NO.:		



RECEIVED  
MAR 07 2005  
Franklin County Engineer  
Dean S. Ringle, M.E.P.S.

JERRY & PHYLLIS DUNN  
0.964 ACRE  
O.R.V. 32063,  
PG. E11

ROGER & MARY INGOLD  
D.V. 3774, PG. 511  
0.830 ACRES

WILLIAM & JOANNA INGOLD  
O.R.V. 29065, PG. G16  
63.043 ACRES (ORIGINAL)  
(58.033 ACRES)

WOODROW WILSON  
JERRY BUCK &  
STEPHANIE BUCK  
O.R.V. 29725, PG. E08  
5.01 ACRES  
PARCEL 2

6.94 ACRES  
PARCEL 1

REFERENCE POINT

1" SOLID IRON PIPE  
OLD GROVEPORT ROAD

BOARD OF PARK COMMISSIONERS OF COLUMBUS  
AND FRANKLIN COUNTY METROPOLITAN PARK DISTRICT  
INSTR. No. 200107200165083  
24.608 ACRES

P.N. 185-001105  
(15.197 ACRES)

P.N. 185-001079  
(14.950 ACRES)

30.147 ACRES

BOARD OF PARK COMMISSIONERS OF COLUMBUS  
AND FRANKLIN COUNTY METROPOLITAN PARK DISTRICT  
INSTR. No. 200107100156554  
43.604 ACRES

I-270 PARCEL No. 131D, 0.15 ACRE

60' SANITARY SEWER EASEMENT  
D.V. 2753, PG. 154

20' SANITARY SEWER EASEMENT  
INSTR. No. 199805220124758

SAMSON FRONTAGE ROAD

INTERSTATE I-270  
(JACK NICKLAUS FREEWAY)

BIG WALNUT CREEK

SECTION 18  
SECTION 19

WINSTON & JILL BLANKENSHIP  
INSTR. No. 200206190152064