

**SURVEY OF ACREAGE PARCELS
LOCATED IN SECTION 20, TOWNSHIP 11, RANGE 21**

**CONGRESS LANDS
VILLAGE OF GROVEPORT, FRANKLIN COUNTY, OHIO**

Situated in the Township of Madison, County of Franklin, State of Ohio and in the Northwest Quarter of Section 20, Township 11, Range 21, Matthew's Survey of Congress Lands and being part of a 20 acre tract conveyed by Warranty Deed to Marion and Ruth W. Gray, as the same is of record in Book 1204, page 89, Recorder's Office, Franklin County, Ohio. More particularly bounded and described as follows:

Beginning at an iron pipe in the south line of the above mentioned 20 acre tract and Quartersection, which bears S. 87 degrees 21 1/2' E., a distance of 1033.46 feet from the southwest corner of said Quartersection:

Thence N. 62 degrees 47' E., a distance of 306.50 feet to a railroad spike in the north line of said 20 acre tract and in the center line of Bixby Road;

Thence N. 70 degrees 27 1/2' E., along the north line of said 20 acre tract and the center of Bixby Road, a distance of 25.15 feet to a railroad spike at an angle in said line;

Thence North 58 degrees 51 1/2' E., continuing along the north line of said 20 acre tract and center of Bixby Road, a distance of 257.0 feet to a railroad spike at the northeast corner of said quartersection;

Thence S. 82 degrees 20' W., along the east line of said 20 acre tract, a distance of 1114.36 feet to an iron pipe at the southeast corner of said 20 acre tract and in the south line of said quartersection;

Thence N. 87 degrees 21 1/2' W., along the south line of said 20 acre tract and quartersection, a distance of 129.30 feet to the place of beginning;

Containing 6.50 acres and being subject to all legal highways of record.

Situated in the Township of Madison, County of Franklin, State of Ohio and in the Northwest Quarter of Section 20, Township 11, Range 21, Matthew's Survey of Congress Lands and being a part of the premises conveyed to Ray E. Lemhardt et al., as recorded in Book 1204, page 154, Recorder's Office, Franklin County, Ohio. More particularly described as follows:

Beginning at an iron pipe at the southeast corner of the above mentioned Quartersection and at the southeast corner of the Lemhardt Lands:

Thence S. 85 deg. 04' W., along the south line of said Quartersection, a distance of 1272.0 feet to an iron pipe at the southeast corner of said Lemhardt Lands;

Thence N. 04 deg. 36' 10" E., along the west line of said Lemhardt Lands, a distance of 1114.05 feet to a railroad spike in the center of Bixby Road;

Thence N. 61 deg. 10' E., along the center of said road, a distance of 602.11 feet to a railroad spike at the P.C. of a curve in said road;

Thence continuing along the center of Bixby Road, with a curve to the left, having a central angle 18 deg. 12' and a radius of 1432.4 feet to the P.T. of said curve;

Thence N. 42 deg. 58' E., continuing along the center of said road, a distance of 333.50 feet to the P.C. of a curve in said road;

Thence continuing along the center of Bixby Road, with a curve to the right, having a central angle of 31 deg. 57' and a radius of 573.70 feet to the P.T. of said curve;

Thence N. 74 deg. 55' E., along the center of said road, a distance of 65.10 feet to a railroad spike at the northeast corner of the Lemhardt Lands;

Thence N. 04 deg. 53' 40" W., along the east line of said Lemhardt Lands, a distance of 2236.40 feet to the place of beginning;

containing 52.41 acres of land and being subject to all legal highways of record.

NOTES:
Bearings shown hereon are based on the same meridian as the bearing of the South line of the Northwest Quarter Section 20 (N 85°04'00"W) of record in O.R. 9867H18
Blanket easement granted to Ohio Bell Telephone Co. in D.B. 865, Pg. 318
Blanket easement granted to Columbus & Southern Ohio Electric Co. (for guy purposes) of record in D.B. 1079 Pg. 200.
Easement granted to Ohio Midland Light & Power Co. within the right-of-way limits of Bixby Rd., of record in D.B. 2029, Pg. 645
Easement granted to The Columbus Railway Power & Light Co., of record in D.B. 885, Pg. 196, does not apply to subject tracts.
Easement granted to Columbus & Southern Ohio Electric Co., of record in D.B. 1127, Pg. 547, does not apply to subject tracts.

By *Thomas D. Sibbalds*
Thomas D. Sibbalds
Registered Surveyor No. 5908
NOVEMBER 15, 2004
SCALE 1" = 100'
GRAPHIC SCALE 1" = 100'
o = Iron Pin Found

