

C:\Users\mpower\Documents\Scioto\Survey\Right of Way\111-462 ROW Parsons.dwg | LS:(5/25/2012 8:58 AM) LP: 5/25/2012 8:58 AM

SITUATED IN THE STATE OF OHIO, FRANKLIN COUNTY, CITY OF COLUMBUS, T4N, R22W, SECTION 33, CONGRESS LANDS AND CONTAINING 4.481 ACRES OF LAND OUT OF THAT 173.806 ACRE TRACT CONVEYED TO SCIOTO DOWNS, INC IN INSTRUMENT NUMBER 200308080251644 AND 6.378 ACRES OUT OF THAT 37.111 ACRE TRACT CONVEYED TO SCIOTO DOWNS, INC. IN INSTRUMENT NUMBER 200704020055939

BASIS OF BEARINGS, DISTANCES & COORDINATES

BEARINGS DENOTED "BY SURVEY (s)" ARE BASED ON OBSERVATIONS, MEASUREMENTS, AND CALCULATIONS OF THE LOCATION OF THE BOUNDARY EVIDENCE, REFERENCED TO A GRID MERIDIAN OF SOUTH 07°33'00" EAST BETWEEN FRA. CO. GEODETIC SURVEY MONUMENTS "FRANK 17" AND "FRANK 117" LOCATED IN THE MEDIAN OF SOUTH HIGH STREET, WEST OF THE SCIOTO DOWNS, INC. PROPERTY. SAID MERIDIAN BEING THE INVERSE COMPUTATION OF THE OHIO STATE PLANE COORDINATES, SOUTH ZONE, NAD 83 (07) FROM "FRANK 17" TO "FRANK 117".

BEARINGS & DISTANCES DENOTED "RECORD (r)" ARE AS DESCRIBED IN GRANTOR'S DEED OF RECORD.

DISTANCES DENOTED "BY SURVEY" (s) ARE GROUND DISTANCES IN U.S. FEET. A PROJECT MEAN COMBINED SCALE FACTOR OF 0.999938805 WAS APPLIED TO THE GRID COORDINATES (OHIO SOUTH ZONE) OBTAINED DURING THE FIELD SURVEY. THE REFERENCE POINT FOR THE SCALE APPLICATION IS THE OHIO SPC NAD83 (07) HORIZONTAL VALUE FOR "FRANK 117" AS PUBLISHED BY THE FRANKLIN COUNTY ENGINEER AND NATIONAL GEODETIC SURVEY.

"FRANK 17"
OHIO STATE PLANE (SOUTH ZONE) NAD83 (07)
NORTH 672787.85
EAST 1827656.05

"FRANK 117"
OHIO STATE PLANE (SOUTH ZONE) NAD83 (07)
NORTH 671,035.48
EAST 1,827,888.31

BOUNDARY SURVEY NOTE

THIS PLAT CONSTITUTES A BOUNDARY SURVEY DEFINED IN THE MINIMUM STANDARDS FOR BOUNDARY SURVEYING IN THE STATE OF OHIO, ADMINISTRATIVE CODE CHAPTER 4733-37 AND IS SUBJECT ANY EXISTING EASEMENTS, RIGHTS OF WAY, AND MATTERS OF RECORD DISCLOSED BY A TITLE SEARCH.

MP 5/25/12
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
MARK D. POWER, PROFESSIONAL SURVEYOR NO. 7935

BASIS OF EXISTING RIGHT OF WAY AND CENTERLINE LOCATION OF PARSONS AVENUE

PARCEL 150-001321:
EXISTING RIGHT OF WAY EASEMENTS FOR PARSONS AVENUE ARE CONVEYED TO THE FRANKLIN COUNTY COMMISSIONERS IN DEED VOLUME 4523, PAGE D-07 (WITHIN THE 140 ACRE TRACT) AND DEED VOLUME 4523, PAGE A-14 (WITHIN THE 33.888 ACRE TRACT).

PARCEL 150-001247:
THE EXISTING, BUT UNRECORDED, RIGHT OF WAY AND CENTERLINE OF PARSONS AVENUE IS SHOWN ACCORDING TO THE PARSONS AVENUE PROPERTY PLAN TITLED "ESTABLISHING, ALTERING, WIDENING AND RELOCATING PARSONS AVENUE SECTION A" CONSISTING OF THREE SHEETS, ACCEPTED BY THE FRANKLIN COUNTY COMMISSIONERS NOVEMBER 13, 1959 AND ON FILE IN THE FRANKLIN COUNTY ENGINEER'S OFFICE. THE WEST LINE OF SAID RIGHT OF WAY IS EVIDENCED IN THE FIELD BY IRON PIPES FOUND. THE AREA TO HAVE BEEN APPROPRIATED WAS 5.140 ACRES OF LAND, INCLUDING BIG WALNUT CREEK, BUT EXCLUDING THE EXISTING 1936 RIGHT OF WAY OF OLD PARSONS AVENUE SHOWN.

THE ROADWAY OF OLD PARSONS AVENUE STILL EXISTS ALONG BIG WALNUT CREEK. THE ORIGINAL RIGHT OF WAY WIDTH OF THIS PORTION OF PARSONS AVENUE IS DESCRIBED IN RECORDS AS 50 FEET WIDE AND SHOWN ACCORDING TO THE CENTERLINE ALIGNMENT DELINEATED ON THE 1936 COUNTY ROAD IMPROVEMENT PLAN.

AREA CALCULATION

WITHIN P.I.D. 150-001321

PARCEL NO. 150-001321
6000 SOUTH HIGH STREET

4.481 ACRES GROSS R-O-W

PRESENT ROAD OCCUPIES =
3.368 ACRES

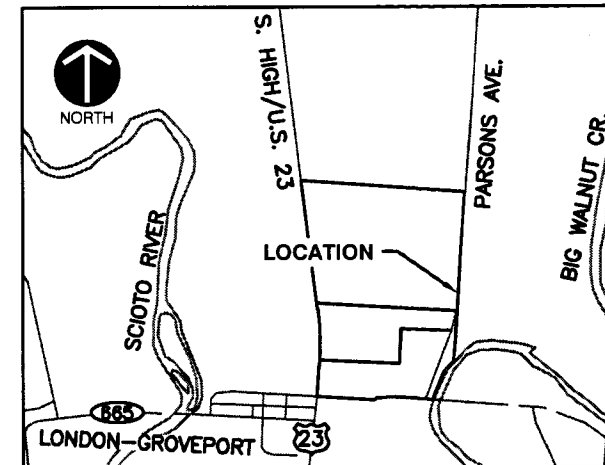
AREA CALCULATION

WITHIN P.I.D. 150-001247

PARCEL NO. 150-001247
6200 SOUTH HIGH STREET

6.378 ACRES GROSS R-O-W

PRESENT ROAD OCCUPIES =
6.328 ACRES



**VICINITY MAP
NOT TO SCALE**

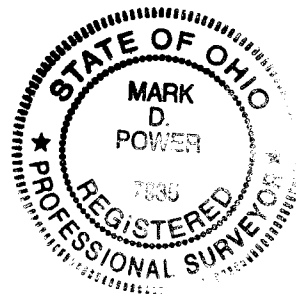
BASIS OF BIG WALNUT CREEK LOCATION

BIG WALNUT CREEK IS SHOWN ACCORDING TO PHOTOGRAMMETRICAL MAPPING OBTAINED ON APRIL 7, 2011. GRANTOR'S RECORD DESCRIPTION REASONABLY MATCHES THE PHYSICAL LOCATION OF THE APPROXIMATE CENTER OF THE CREEK. NO CROSS SECTIONS OF THE CREEK BED WERE OBTAINED TO LOCATE THE THALWEG THIS RIPARIAN BOUNDARY AND THE INFORMATION SHOWN ARE SUBJECT TO CHANGES DUE TO NATURAL CAUSES AND MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

RECEIVED

MAY 25 2012

Franklin County Engineer
Dean C. Ringle, P.E., P.S.



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Civil & Environmental Consultants, Inc.
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SOSH ARCHITECTS
SCIOTO DOWNS, INC.
PARSONS AVENUE & BIG WALNUT CREEK
CITY OF COLUMBUS, OHIO

PROPERTY CONVEYANCE

DRAWN BY:	MP	CHECKED BY:	JC	APPROVED BY:	MP	DRAWING NO.:	1/3
DATE:	MAY 25, 2012	DWG SCALE:		PROJECT NO.:	111-462-0007		

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POINT OF REFERENCE
4.481 ACRES

FRANKLIN COUNTY ENGINEER
MONUMENT BOX 5555

SOLID PIN IS FOUND 0.11'
EAST OF A LINE FROM FCM
#5555 & #1129

POINT OF BEGINNING

4.481 ACRES
SOLID PIN FOUND
0.4 FT. DEEP IN PVT.
AS CALLED ON THE CENTERLINE IN:
DB 2182, PG. 218 (1959)
DB 4523, PG D07 (1958)
A SURVEY BY BIRD & BULL (1990)
AND INST. 200308080251644 (2003)

CITY OF COLUMBUS
P.I.D. 510-180715
181 ACRES

COLUMBUS LIMESTONE
P.I.D. 495-232643
INST 200206200153278
356 ACRES

FRANKLIN COUNTY ENGINEER
MONUMENT BOX 1128 ON C/L
PARSONS AVENUE. SHOWN AS 10'
E. OF P/L ON PARSONS AVE. PLAN
DATED 1959.

1611.63'(s) PARSONS AVENUE - C.R. 124
S 4'02'55" W (s) EX. R/W SECTION 34 T3N, R22W
1611.44'(r) EX. R/W SECTION 33 T4N, R22W
DB 2182, PG 218 (1959)

S 85°54'11" E(s)
50.00'(s)

P.F.K. COMPANY II, LLC
TAMARACK ENTERPRISES II
PID 510-180711

THE FRANKLIN COUNTY ENGINEER HAS ON FILE A
CENTERLINE SURVEY PLAT OF PARSONS AVENUE
MONUMENTS DATED JAN. 02, 2008.

THE EXISTING CENTERLINE LOCATION IS BASED ON
THE RIGHT OF WAY PLAN TITLED "ESTABLISHING,
ALTERING, WIDENING, AND RELOCATING PARSONS
AVENUE SECTION A PART" DATED NOV. 13, 1959 ON
FILE IN THE ENGINEER'S OFFICE.

THE RELOCATED CENTERLINE OF PARSONS DIVERGES
FROM THE PROPERTY LINE AT FCE MONUMENT 1129.

FCE MONUMENT 1128 IS LOCATED ON THE
CENTERLINE OF RELOCATED PARSONS AVENUE AND IS
10 FEET EAST OF THE PROPERTY LINE AS SHOWN ON
SHEET 3 OF SAID PLAN.

S 4'02'04" W(s)
622.94'(s)
P/L & C/L

FRANKLIN COUNTY ENGINEER
MONUMENT BOX 1129 ON
C/L AND P/L. C/L
DIVERGES HERE

S 4'03'09" W(s)
432.32'(s)
P/L

S 3'34'04" W(s)
1279.12'(s)
P/L

N 4'02'04" E (s)
500.00'(s)

ELECTRIC TOWER
(TYPICAL)

EX. FENCE

DIRT TRACK

4.481 ACRES

ASPHALT DRIVE

N 4'02'04" E(s)
122.99'(s)

N 2'43'43" E(s)
432.92'(s)

S 85°57'56" E(s)
10.00'(s)

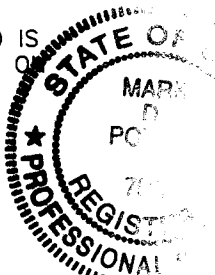
3/4" IRON PIPE FOUND
5' WEST OF R/W

LEGEND

- CEC REBAR (TO BE SET)
- ⊙ FOUND CORNER MONUMENT
- ▲ MAGNETIC NAIL SET
- PROPOSED CONVEYANCE

P.I.D. 150-001321
INST. # 200308080251644
SCIOTO DOWNS, INC.

173.806 ACRES (RECORD)
173.690 ACRES (SURVEY)



Mark D. Power 5/25/12
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
MARK D. POWER
REGISTERED LAND SURVEYOR NO.: S-7935



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SOSH ARCHITECTS
SCIOTO DOWNS, INC.
PARSONS AVENUE & BIG WALNUT CREEK
CITY OF COLUMBUS, OHIO

PROPERTY CONVEYANCE

DRAWN BY: MP	CHECKED BY: JC	APPROVED BY: MP	DRAWING NO.: 2/3
DATE: MAY 25, 2012	DWG SCALE: 1"=200'	PROJECT NO: 111-462-0007	

SEE SHEET 3/3

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SEE SHEET 2/3

S 3°34'04" W(s)
1279.12'(s)
P/L
COLUMBUS LIMESTONE
P.I.D. 495-232643
INST 200206200153278
356 ACRES

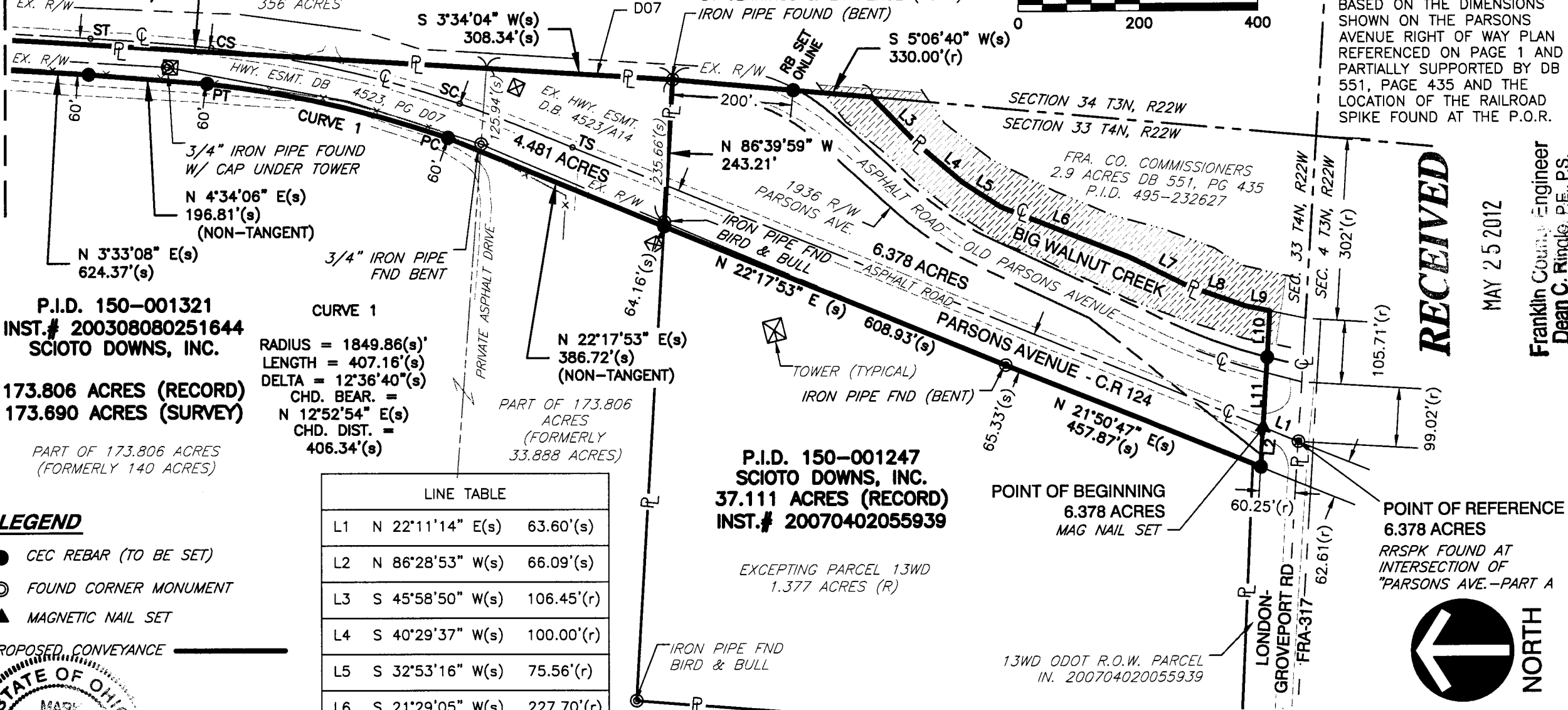
LOCATION SHOWN USING THE IRON PINS FOUND AS DESCRIBED IN DB 4523 PG A14 AND DB 4523 PG D07

SHOWN AS THE E. LINE SEC. 33 & CENTERLINE PARSONS AVE. ON A SURVEY BY JENNINGS & LAWRENCE (1961)

SCALE IN FEET



THE LOCATION OF THE SE CORNER OF SECTION 33 IS BASED ON THE DIMENSIONS SHOWN ON THE PARSONS AVENUE RIGHT OF WAY PLAN REFERENCED ON PAGE 1 AND PARTIALLY SUPPORTED BY DB 551, PAGE 435 AND THE LOCATION OF THE RAILROAD SPIKE FOUND AT THE P.O.R.



P.I.D. 150-001321
INST. # 200308080251644
SCIOTO DOWNS, INC.

173.806 ACRES (RECORD)
173.690 ACRES (SURVEY)

PART OF 173.806 ACRES
(FORMERLY 140 ACRES)

RADIUS = 1849.86(s)
LENGTH = 407.16(s)
DELTA = 12°36'40"(s)
CHD. BEAR. = N 12°52'54" E(s)
CHD. DIST. = 406.34'(s)

PART OF 173.806 ACRES
(FORMERLY 33.888 ACRES)

P.I.D. 150-001247
SCIOTO DOWNS, INC.
37.111 ACRES (RECORD)
INST. # 20070402055939

EXCEPTING PARCEL 13WD
1.377 ACRES (R)

POINT OF BEGINNING
6.378 ACRES
MAG NAIL SET

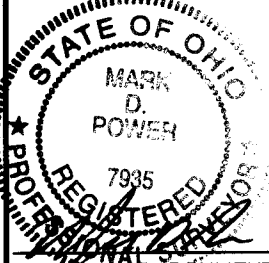
POINT OF REFERENCE
6.378 ACRES
RRSPK FOUND AT
INTERSECTION OF
"PARSONS AVE.-PART A"

LEGEND

- CEC REBAR (TO BE SET)
- ⊙ FOUND CORNER MONUMENT
- ▲ MAGNETIC NAIL SET

PROPOSED CONVEYANCE

LINE TABLE		
L1	N 22°11'14" E(s)	63.60'(s)
L2	N 86°28'53" W(s)	66.09'(s)
L3	S 45°58'50" W(s)	106.45'(r)
L4	S 40°29'37" W(s)	100.00'(r)
L5	S 32°53'16" W(s)	75.56'(r)
L6	S 21°29'05" W(s)	227.70'(r)
L7	S 25°57'00" W(s)	108.00'(r)
L8	S 19°16'00" W(s)	103.00'(r)
L9	S 11°54'42" W(s)	42.70'(r)
L10	N 86°28'53" W(s)	76.91'(s)
L11	N 86°28'53" W(s)	116.36'(s)



5/25/12

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