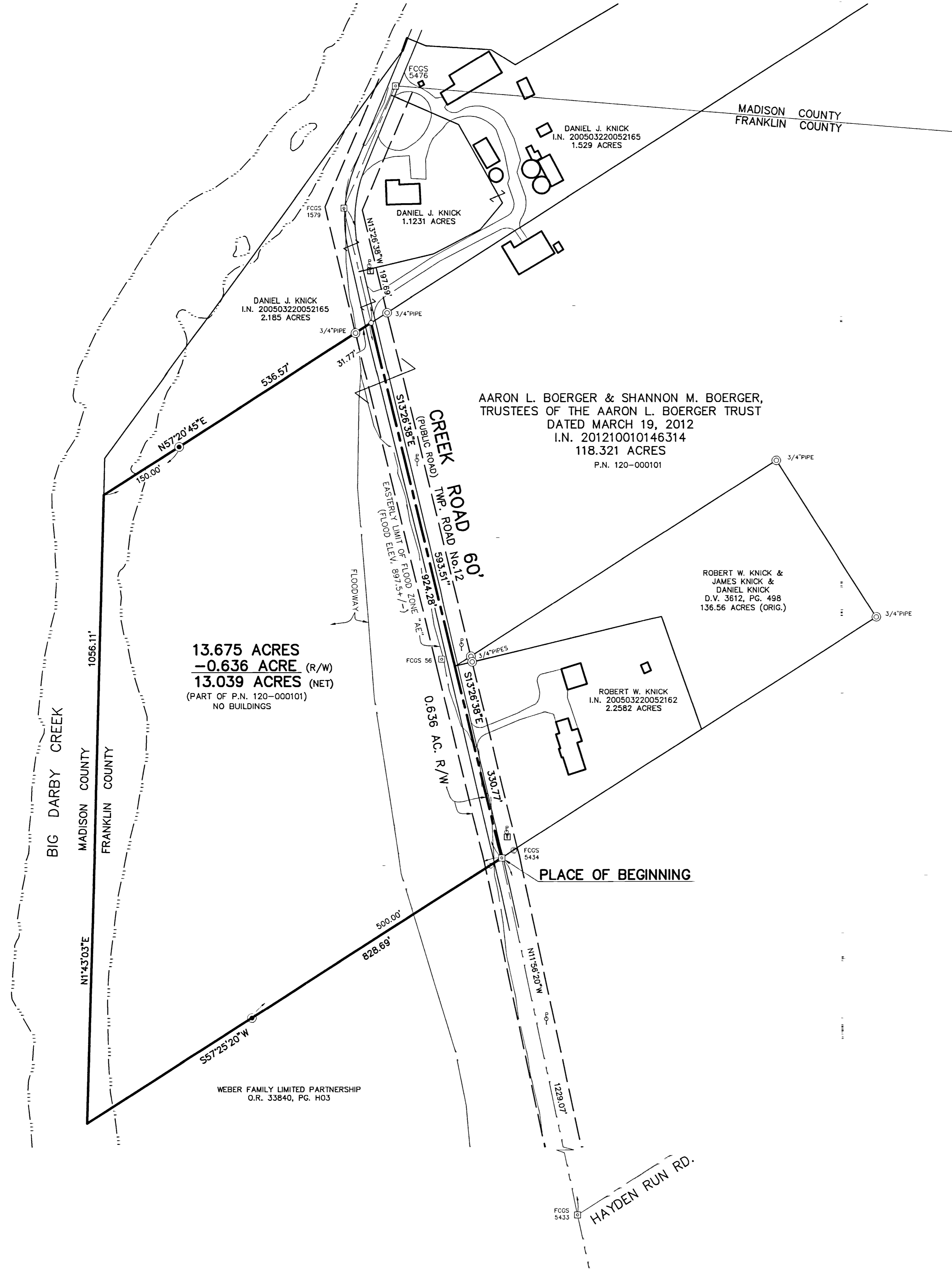


STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF BROWN,  
VIRGINIA MILITARY SURVEY No. 1478



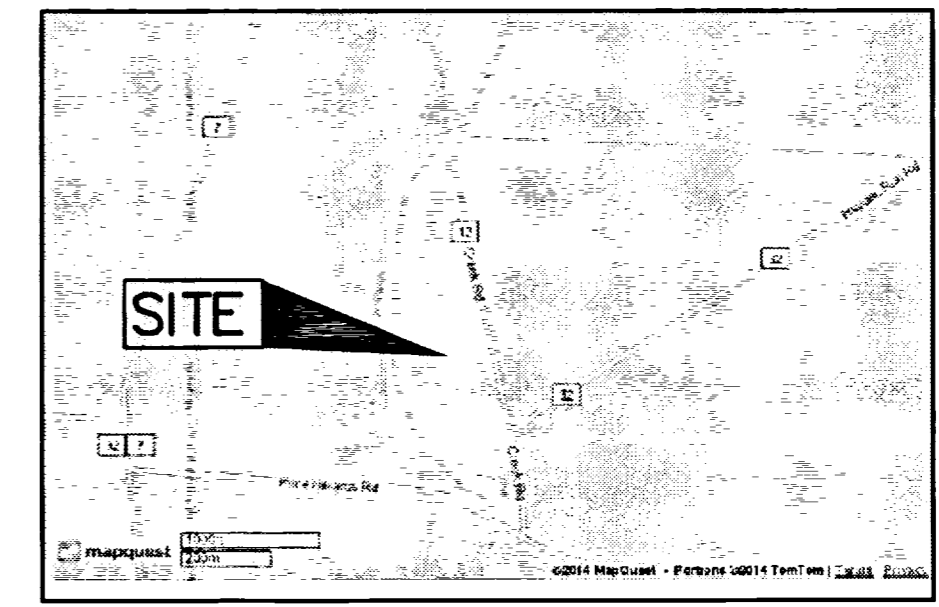
**13.675 ACRES**  
**-0.636 ACRE (R/W)**  
**13.039 ACRES (NET)**  
(PART OF P.N. 120-000101)  
NO BUILDINGS

**AARON L. BOERGER & SHANNON M. BOERGER,**  
**TRUSTEES OF THE AARON L. BOERGER TRUST**  
**DATED MARCH 19, 2012**  
**I.N. 201210010146314**  
**118.321 ACRES**  
P.N. 120-000101

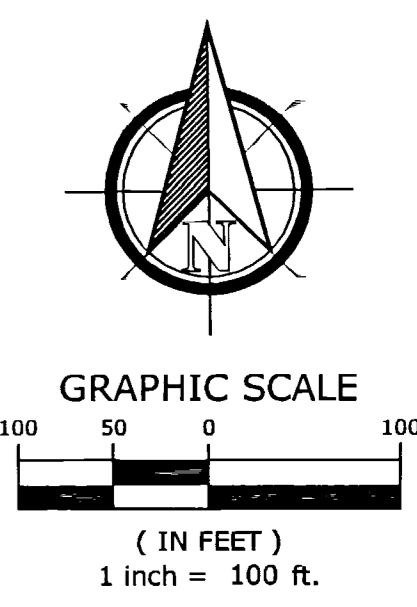
**ROBERT W. KNICK & JAMES KNICK & DANIEL KNICK**  
D.V. 3812, PG. 498  
136.56 ACRES (ORIG.)

**ROBERT W. KNICK**  
I.N. 200503220052162  
2.2582 ACRES

**WEBER FAMILY LIMITED PARTNERSHIP**  
O.R. 33840, PG. H03



VICINITY MAP  
(NOT TO SCALE)



635 Brookridge Boulevard  
Westerville, OH 43081  
Contact: Bob Wynd  
614-818-4900  
Fax: 614-818-4901  
www.ibigroup.com

**LEGEND**

- IRON PIN FOUND (CAPPED AS NOTED)
- CARSONITE POST
- UTILITY POLE
- FRANKLIN COUNTY MONUMENT FOUND
- MAG NAIL SET
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")

**LEGAL DESCRIPTION**

Situated in the State of Ohio, County of Franklin, Township of Brown, being part of Virginia Military Survey 1478, being part of that 118.321-acre tract as described in a deed to Aaron L. Boerger and Shannon M. Boerger, Trustees, of record in Instrument Number 201210010146314, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at Franklin County Geodetic Survey (FCGS) Monument No. 5434 in the centerline of Creek Road (Township Road #12), at an angle point in the perimeter of said 118.321-acre tract, the southwesterly corner of that 2.2582-acre tract as described in a deed to Robert W. Knick, of record in Instrument Number 200503220052162 and in the northerly line of that property as described in a deed to Weber Family Limited Partnership, of record in Official Record 33840, Page H03;

Thence South 57°25'20" West, along said northerly line, passing an iron pin set on line at a distance of 500.00 feet, a total distance of 828.69 feet to a point in the middle of Big Darby Creek and in the line between Franklin and Madison counties, the southwesterly corner of said 118.321-acre tract;

Thence North 1°43'03" East, up the middle of Big Darby Creek and along the County Line, the westerly line of said 118.321-acre tract, a distance of 1056.11 feet to the southwesterly corner of that 2.185-acre tract as described in a deed to Daniel J. Knick, of record in Instrument Number 200503220052165;

Thence North 57°20'45" East, along the southerly line of said 2.185-acre tract, passing an iron pin set on line at a distance of 150.00 feet, a total distance of 536.57 feet to a Mag Nail set at the southeasterly corner of same, in the centerline of Creek Road and being witnessed by a 1/2-inch pipe found on line (no cap) and in the right-of-way line 31.77 feet west, said Mag Nail also being South 13°26'38" East, a distance of 197.69 feet from FCGS Monument No. 1579;

Thence South 13°26'38" East, along the centerline of Creek Road, passing an angle point in the perimeter of said 118.321-acre tract at a distance of 593.51 feet, a total distance of 924.28 feet to the place of beginning and containing 13.675 acres of land, of which 0.636 acre lies within the right-of-way of Creek Road leaving a net area of 13.039 acres.

**TITLE COMMITMENT NOTES**

TITLE REVIEW PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT PROVIDED BY TALON TITLE AGENCY, LLC, COMMITMENT No. 159804-TTA WITH AN EFFECTIVE DATE OF JULY 23, 2014. THE FOLLOWING IS FROM THE SCHEDULE B-SECTION II OF SAID COMMITMENT:

Item 14) Easement of record in Deed Book 1079, Page 376 does not apply to subject property.

**FLOOD NOTE**

THE TRACT SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE" ACCORDING TO F.E.M.A. MAP PANEL No. 39049C0120K, DATED JUNE 17, 2008.

**BEARING REFERENCE**

BEARINGS HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 83 (NSRS 2007) AND A SURVEY BY THE FRANKLIN COUNTY ENGINEER'S OFFICE WHICH ESTABLISHES A BEARING OF SOUTH 13°26'38" EAST FOR CREEK ROAD.

**TITLE NOTES**

- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
- NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

**CERTIFICATION**

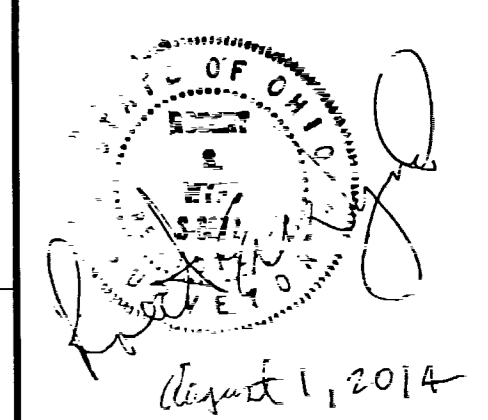
To: Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District, First American Title Insurance Company and Talon Title Agency, LLC:

This is to certify that this plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11a, 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on July 23, 2014.

**SUBMISSION:**

**REVISION:**

**STAMP:**



**BOERGER PROPERTY**  
**CREEK ROAD**  
**BROWN TOWNSHIP,**  
**FRANKLIN COUNTY, OHIO**

FIELD	DRAFT	CHECK
BS	DC	BW
M-E NO.: 14-115-1-1-24		
DATE: JULY 2014		
SCALE: HORIZONTAL: 1"=100' VERTICAL:		
SHEET TITLE:		

**ALTA/ACSM**  
**LAND TITLE**  
**SURVEY**

SHEET NO.: