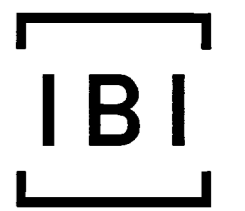
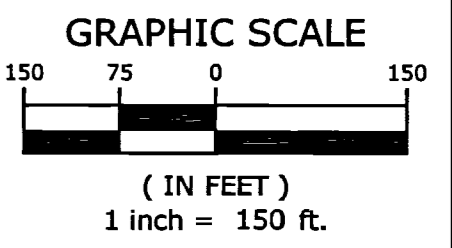
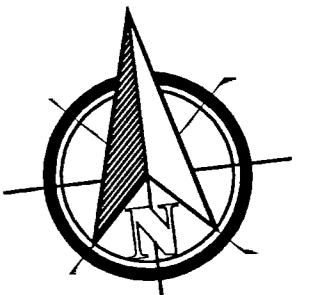
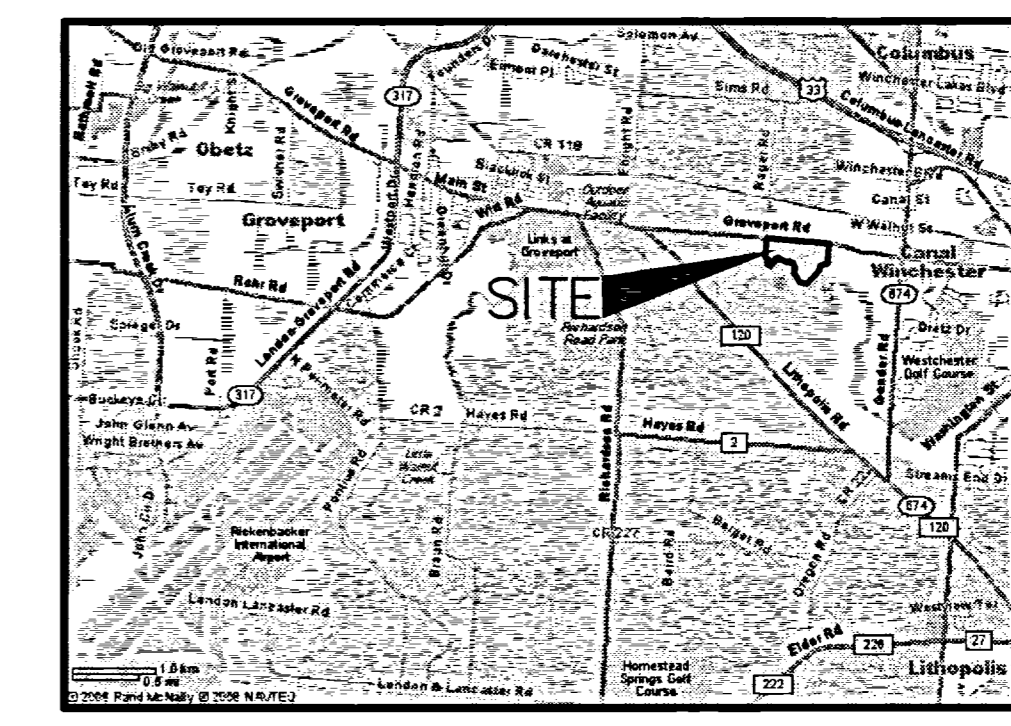


STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF MADISON, SECTION 26, TOWNSHIP 11, RANGE 21, MATHEW'S SURVEY OF CONGRESS LANDS



**IBI GROUP**  
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ibigroup.com



LOCATION MAP

- LEGEND**
- ⊙ IRON PIN FOUND (AS NOTED)
  - ⊙ IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IB" GROUP #S-6872/S-7740")
  - ⊠ FRANKLIN COUNTY GEODETIC SURVEY MONUMENT FOUND
  - ⊕ CARSONITE POST

**DESCRIPTION (73.751 ACRES)**

Situated in the State of Ohio, County of Franklin, Township of Madison, being located at the centerline intersection of Groveport Road, width varies, with Rager Road, width varies, being also the northwesterly corner of said 160-acre tract and the northeasterly corner of that 65.815-acre tract as described in a deed to Eugene Wilson of record in Deed Book 1159, Page 198 (1/2 interest) and Deed Book 2345, Page 600 (1/2 interest) and as described in a Land Installment Contract to James and Dawn L. Stevenson, of record in instrument No. 200608170163034 and as amended in instrument No. 201109190118356, 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. 3324 located at the centerline intersection of Groveport Road, width varies, with Rager Road, width varies, being also the northwesterly corner of said 160-acre tract and the northeasterly corner of that 65.815-acre tract as described in a deed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District of record in instrument Number 201106140074393;

Thence South 85°09'27" East, along the centerline of Groveport Road, a distance of 2694.43 feet to FCGS Monument No. 3307 at a quarter corner in the line between Section 26 and Section 27 and at the northwesterly corner of that 32.582-acre tract as described in a deed to RASL LLC, of record in instrument Number 201112060158464;

Thence South 4°34'31" West, along the westerly line of said 32.582-acre tract, along the Section line and along a westerly corporation line of the Village of Canal Winchester, a distance of 860.42 feet to an iron pin found capped "Jon B. Adcock S-8461" (the Adcock cap) at the northeasterly corner of a 9.842-acre tract for future transfer to RASL LLC;

Thence along the westerly perimeter of said 9.842-acre tract the following courses:  
 1. South 81°50'51" West, a distance of 133.86 feet to an iron pin found with the Adcock cap;  
 2. South 68°05'34" West, a distance of 190.36 feet to an iron pin found with the Adcock cap;  
 3. South 10°05'32" West, a distance of 191.90 feet to an iron pin found with the Adcock cap;  
 4. South 42°45'15" West, passing an iron pin found with the Adcock cap at the southwesterly corner of said 9.842-acre tract at a distance of 686.27 feet, a total distance of 766.27 feet to a point in the middle of the Little Walnut Creek;

Thence along the meanders of the middle of Little Walnut Creek the following courses:  
 1. North 82°57'32" West, a distance of 315.69 feet to an angle point;  
 2. North 33°21'54" West, a distance of 484.51 feet to an angle point;  
 3. North 9°10'08" East, a distance of 263.35 feet to an angle point;  
 4. North 27°51'15" West, a distance of 196.19 feet to an angle point;  
 5. North 71°35'21" West, a distance of 205.67 feet to an angle point;  
 6. South 64°51'23" West, a distance of 93.00 feet to an angle point;  
 7. North 61°02'29" West, a distance of 401.87 feet to an angle point;  
 8. South 69°19'05" West, a distance of 122.72 feet to an angle point;  
 9. South 28°13'28" West, a distance of 159.14 feet to an angle point;  
 10. South 48°17'04" West, a distance of 237.54 feet to an angle point;  
 11. North 59°16'57" West, a distance of 109.80 feet to an angle point;  
 12. North 1°48'38" East, a distance of 228.30 feet to an angle point;  
 13. North 55°42'55" West, a distance of 122.71 feet to the southeasterly corner of the aforementioned 65.815-acre tract and the northeasterly corner of that 89.667-acre tract as described in a deed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District, of record in instrument Number 201005240063475 and as witnessed by an iron pin found South 4°26'25" West, a distance of 132.00 feet;

Thence North 4°26'25" East, along the easterly line of said 65.815-acre tract, a distance of 821.41 feet to the place of beginning and containing 73.751 acres of land of which 2.005 acres lies within the right-of-way of Groveport Road, leaving a net area of 71.746 acres.

Bearings herein are based on a survey of FCGS Monuments 3324 and 3307 and establishes a bearing of South 85°09'27" East for Groveport Road.

**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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8, 11, 13, 16, 18, and 20 of Table A thereof. The field work was completed on February 4, 2019.

BY: *Robert S. Wynd*  
Robert S. Wynd  
Registered Surveyor No. 6872  
Date: 2/11/19

**NOTES**

- 1) Property is currently zoned: Rural
- 2) Subject property is located in Flood Zone "AE" according to F.E.M.A. Map Nos. 39049C451K and 39049C452K, dated June 17, 2008.
- 3) Subject property has access to Groveport Road, a public road.
- 4) No Wetlands are located on subject property according to the National Wetland Inventory MAPS.
- 5) No cemetery located on subject property.
- 6) No evidence of earthmoving or building construction on subject premises.
- 7) No evidence of waste dump or landfill on subject premises.
- 8) Encroachments - none

**TITLE NOTES**

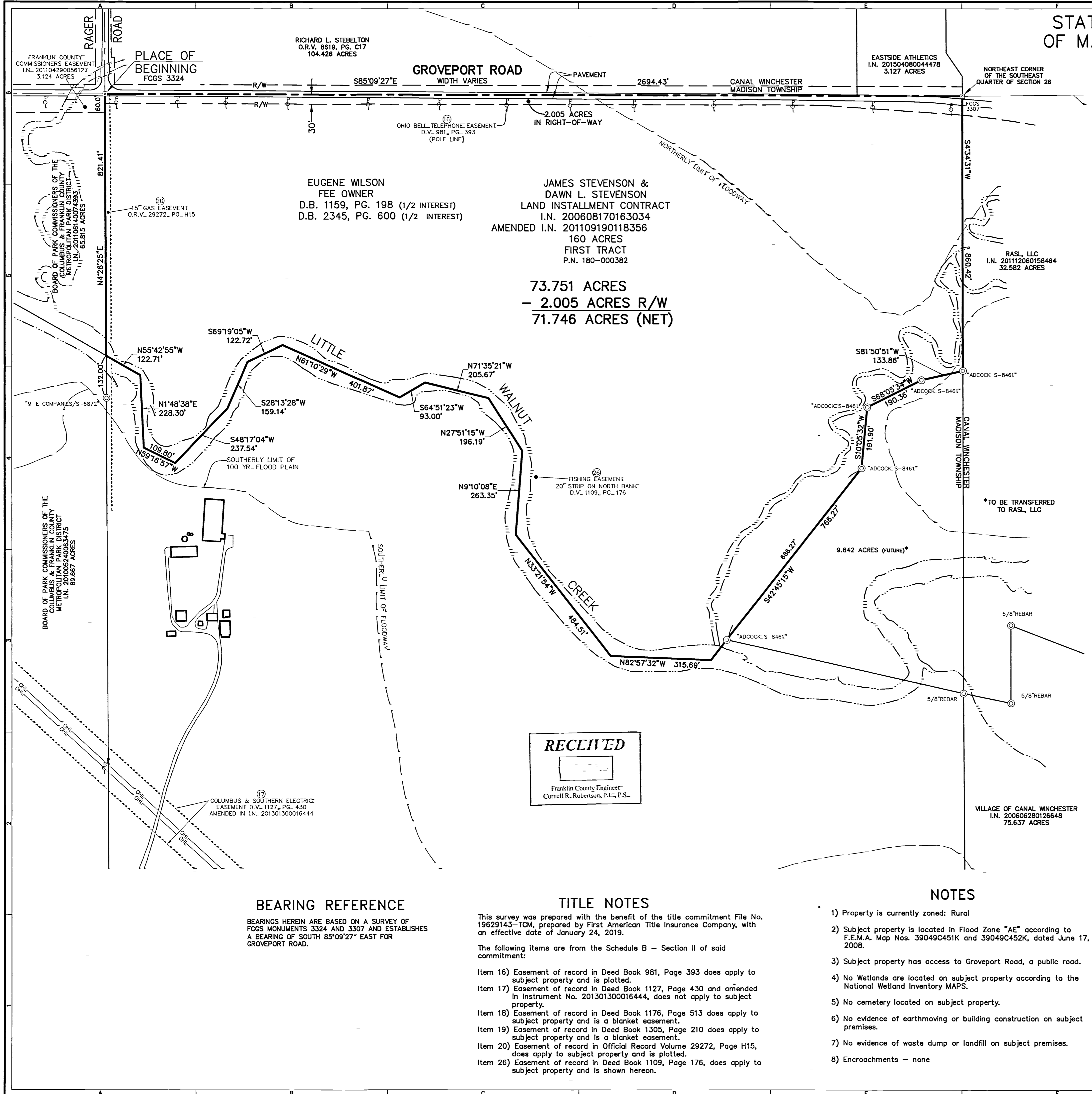
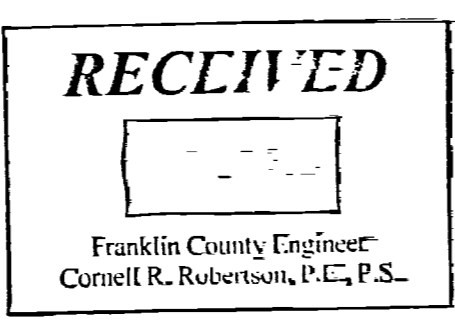
This survey was prepared with the benefit of the title commitment File No. 19629143-TCM, prepared by First American Title Insurance Company, with an effective date of January 24, 2019.

The following items are from the Schedule B - Section II of said commitment:

- Item 16) Easement of record in Deed Book 981, Page 393 does apply to subject property and is plotted.
- Item 17) Easement of record in Deed Book 1127, Page 430 and amended in instrument No. 201301300016444, does not apply to subject property.
- Item 18) Easement of record in Deed Book 1176, Page 513 does apply to subject property and is a blanket easement.
- Item 19) Easement of record in Deed Book 1305, Page 210 does apply to subject property and is a blanket easement.
- Item 20) Easement of record in Official Record Volume 29272, Page H15, does apply to subject property and is plotted.
- Item 26) Easement of record in Deed Book 1109, Page 176, does apply to subject property and is shown hereon.

**BEARING REFERENCE**

BEARINGS HEREIN ARE BASED ON A SURVEY OF FCGS MONUMENTS 3324 AND 3307 AND ESTABLISHES A BEARING OF SOUTH 85°09'27" EAST FOR GROVEPORT ROAD.



FRANKLIN COUNTY COMMISSIONERS EASEMENT I.N. 201104290056127 3.124 ACRES

BOARD OF PARK COMMISSIONERS OF THE COLUMBUS & FRANKLIN COUNTY METROPOLITAN PARK DISTRICT I.N. 201106140074393 65.815 ACRES

BOARD OF PARK COMMISSIONERS OF THE COLUMBUS & FRANKLIN COUNTY METROPOLITAN PARK DISTRICT I.N. 201005240063475 89.667 ACRES

COLUMBUS & SOUTHERN ELECTRIC EASEMENT D.V. 1127, PG. 430 AMENDED IN I.N. 201301300016444

RICHARD L. STEBELTON O.R.V. 8619, PG. 617 104.426 ACRES

EASTSIDE ATHLETICS I.N. 201504080044478 3.127 ACRES

NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26

EUGENE WILSON FEE OWNER D.B. 1159, PG. 198 (1/2 INTEREST) D.B. 2345, PG. 600 (1/2 INTEREST)

JAMES STEVENSON & DAWN L. STEVENSON LAND INSTALLMENT CONTRACT I.N. 200608170163034 AMENDED I.N. 201109190118356 160 ACRES FIRST TRACT P.N. 180-000382

73.751 ACRES - 2.005 ACRES R/W 71.746 ACRES (NET)

RASL, LLC I.N. 201112060158464 32.582 ACRES

VILLAGE OF CANAL WINCHESTER I.N. 200606280126648 75.637 ACRES

**STEVENSON PROPERTY**  
GROVEPORT ROAD  
MADISON TOWNSHIP,  
FRANKLIN COUNTY, OHIO

DESIGN	DRAFT	CHECK
JE	DC	BW

ME NO.: 119850  
DATE: FEBRUARY 2019

SCALE:  
HORIZONTAL: 1"=150'  
VERTICAL:

SHEET TITLE:  
**ALTA/NSPS LAND TITLE SURVEY**

SHEET NO.:

2:118950\_Stevenston18356 Drawings based on survey 119850-SPT.dwg by dslrncd on 02/11/2019 @ 09:37:24 am - © IAC Computer, Inc.