

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	790.00' S1	461.71' C	S 20°06'01" W	455.17' M	33°29'10" C
C1a	790.00' S1	155.19' C (154.83' S1)	S 31°12'57" W	154.94' M (154.58' S1)	11°15'19" C (11°13'45" S1)
C1b	790.00' S1	160.90' C (160.91' S1)	S 19°45'12" W	160.62' M (160.63' S1)	11°40'10" C (11°40'13" S1)
C1c	790.00' S1	145.62' C (145.61' S1)	S 08°38'17" W	145.41' M (145.40' S1)	10°33'41" C (10°33'37" S1)
C2	150.00' S1	143.29' C (143.30' S1)	N 24°35'19" W	137.90' M (137.91' S1)	54°44'00" C (54°44'08" S1)
C2a	150.00' S1	14.36' C (14.40' S1)	S 49°12'44" E	14.36' C (14.39' S1)	5°29'10" C (05°30'02" S1)
C2b	150.00' S1	128.93' C (128.90' S1)	N 21°50'44" W	125.00' C (124.97' S1)	49°14'50" C (49°14'06" S1)
C3	25.00' S1	35.79' S1&C	N 80°53'25" E	32.81' S1&M	82°01'29" S1&C
C4	271.00' S1	137.33' C (137.07' S1)	S 72°47'17" E	135.87' M (135.62' S1)	29°02'08" C (28°58'50" S1)
C4a	271.00' R2	59.83' C	S 64°35'44" E (N 62°32'43" W R2)	59.71' C (59.95' R2)	12°39'01" C (12°42'10" R2)
C4b	271.00' R1	77.50' C	S 79°06'48" E (S 79°25'52" E R1)	77.24' C (77.05' R1)	16°23'06" C (16°20'45" R1)
C5	231.00' S2	122.24' S2&C	N 72°08'46" W	120.82' S2&C	30°19'09" S2&C
C6	40.00' S1	62.83' S1&C	N 84°52'41" E	56.57' S1&C	90°00'00" S1&C
C7	75.00' S1	41.97' C (41.89' S1)	S 55°52'22" W	41.42' C (41.35' S1)	32°03'40" C (32°00'13" S1)
C7a	75.00' S1	38.55' C (38.63' S1)	S 54°34'07" W	38.13' C (38.21' S1)	29°27'10" C (29°30'55" S1)
C7b	75.00' S1	3.41' C (3.26' S1)	S 70°35'57" W	3.41' C (3.26' S1)	2°36'30" C (2°29'18" S1)
C8	60.00' C	71.63' C	N 41°09'43" E	67.45' C	68°24'02" C

LOT SPLIT/CONSOLIDATION SURVEY

Situated in the City of Columbus, County of Franklin and State of Ohio, being part of Quarter Township 1, Township 2 North, Range 18 West, United States Military Lands, and being Part of Lots 7 & 8, Smith and Jenkins Subdivision of Quarter Township 1 as recorded in Survey Plat Bk. 3, Pg. 135 and Part of Lots 1 & 2 of the McRill Court Subdivision as recorded in Court of Common Pleas Complete Record 103, Pg. 545, Franklin County Records

LINE TABLE

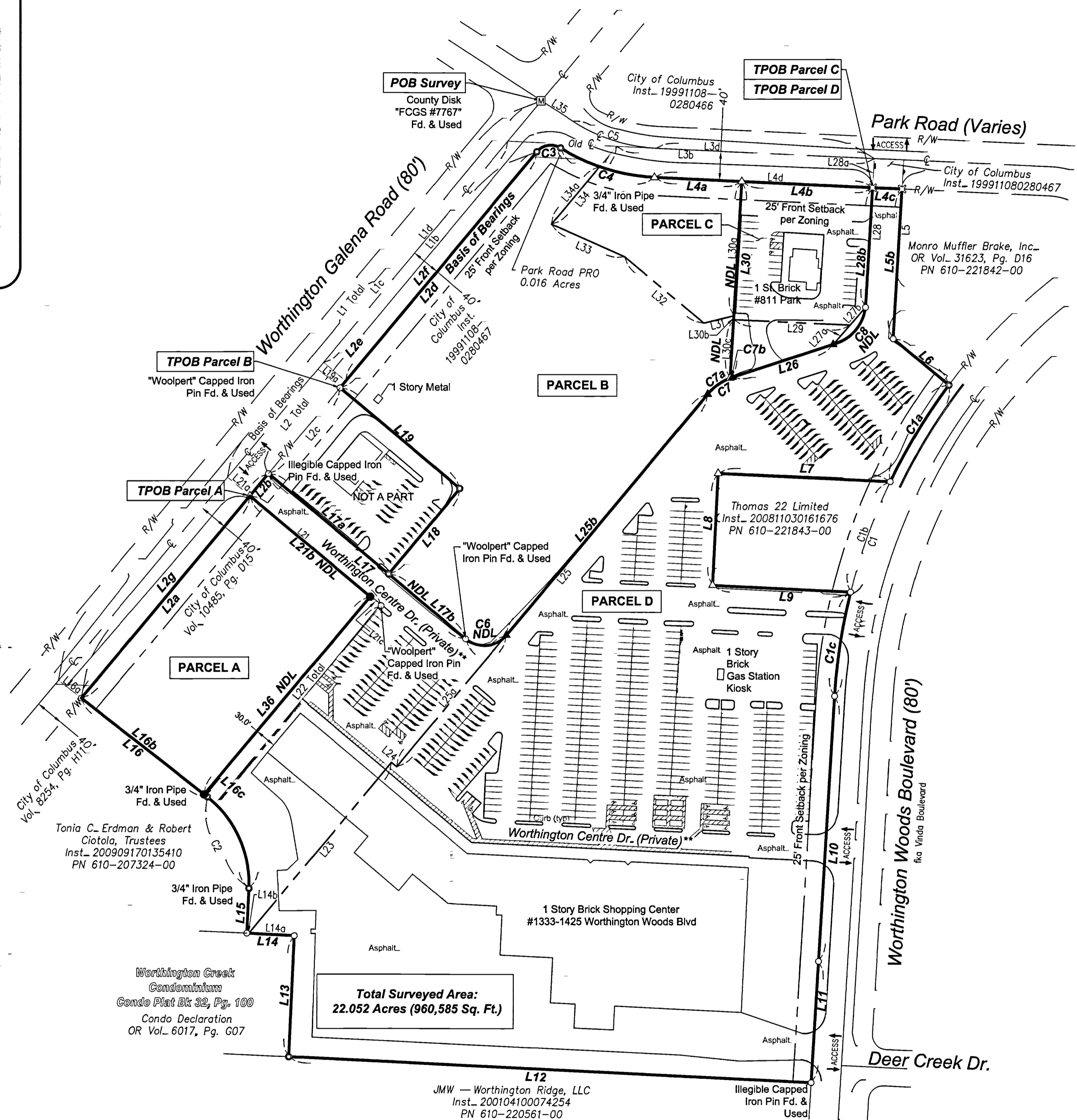
LINE	BEARING	DISTANCE
L1	S 39°52'41" W	1036.64' C
L1a	S 39°52'41" W	72.03' C (71.78' S1)
L1b	S 39°52'41" W	396.58' C (396.62' R)
L1c	S 39°52'41" W	673.69' C (673.41' S1)
L1d	S 39°52'41" W	480.62' C (480.41' R)
L2	N 39°52'41" E	977.79' M
L2a	N 39°52'41" E	361.67' M (361.81' S1)
L2b	N 39°52'41" E	40.07' M
L2c	N 39°52'41" E	153.00' R&M
L2d	N 39°52'41" E	423.05' M (423.19' S1)
L2e	S 39°52'41" W	12.01' R&C
L2f	N 39°52'41" E	411.04' C (410.79' R)
L2g	N 39°52'41" E	401.73' M (401.81' S1)
L3	S 87°18'21" E	504.61' C (504.82' S1)
L3a	S 87°18'21" E	149.80' C (149.80' R)
L3b	S 87°18'21" E	354.81' C
L3c	S 87°18'21" E	40.25' C (40.00' R)
L3d	S 87°18'21" E	300.35' C
L4	S 87°18'21" E	340.13' M
L4a	S 87°18'21" E	119.96' M (120.36' S1)
L4b	S 87°18'21" E	179.92' M (179.95' S1)
L4c	S 87°18'21" E	40.25' M (40.00' S1)
L4d	S 87°18'21" E	299.88' M (300.31' S1)
L5	S 03°22'25" W	246.18' C (246.12' R)
L5a	S 03°22'25" W	40.00' R&C
L5b	S 03°22'25" W	206.18' M (206.12' S1)
L6	S 50°17'04" E	99.38' M (99.61' S1)
L7	N 87°13'58" W	236.81' S1&M
L8	S 02°46'02" W	153.62' S1&M
L9	S 87°13'58" E	189.89' M (189.87' S1)
L10	S 03°24'24" W	364.08' S1&M
L11	S 03°23'54" W	167.24' M (167.31' S1)
L12	N 87°13'20" W	719.71' M (719.94' S1)
L13	N 02°32'33" E	166.84' M (166.70' S1)
L14	N 87°13'19" W	65.64' M (66.39' S1)
L14a	N 87°13'19" W	62.86' C (63.34' R)
L14b	N 87°13'19" W	2.77' C (3.05' S1)
L15	N 02°46'41" E	61.73' M (61.58' S1)
L16	N 51°57'19" W	220.64' M (220.57' S1)
L16a	S 51°57'19" E	40.02' C
L16b	S 51°57'19" E	215.15' C
L16c	S 51°57'19" E	5.49' C
L17	S 50°07'19" E	353.67' M
L17a	S 50°07'19" E	215.00' S1&M
L17b	S 50°07'19" E	138.67' S1&M
L18	N 39°52'41" E	153.00' S1&M
L19	N 50°07'19" W	215.00' S1&M
L19a	S 50°07'19" E	40.00' R&C
L20	N 50°07'19" W	40.00' R&C
L21	S 50°07'19" E	234.89' M (234.97' S1)
L21a	S 50°07'19" E	40.00' S1&C
L21b	S 50°07'19" E	215.49' C
L21c	S 50°07'19" E	19.40' C
L22	S 39°52'41" W	354.83' C (355.11' S1)
L23	N 39°52'41" E	305.39' R&C
L24	S 50°07'19" E	9.25' R&C
L25	N 39°52'41" E	667.71' C (667.79' R)
L25a	N 39°52'41" E	236.29' C
L25b	N 39°52'41" E	431.42' C (431.50' S1)
L26	N 71°56'45" E	145.49' C (145.56' S1)
L27	N 41°09'43" E	67.45' S1&C
L27a	N 41°09'43" E	35.04' R&C
L27b	N 41°09'43" E	32.41' R&C
L28	N 03°22'25" E	204.77' C (204.71' R)
L28a	S 03°22'25" W	40.00' C (40.01' S1)
L28b	N 03°22'25" E	164.77' M (164.71' R)
L29	N 87°18'21" W	160.06' R&C
L30	N 03°22'30" E	270.41' M (270.33' S1)
L30a	S 03°22'30" W	184.70' C
L30b	S 03°22'30" W	5.45' R&C
L30c	S 03°22'30" W	80.27' C
L31	S 76°05'39" W	42.76' R&C
L32	N 50°07'38" W	142.00' R&C
L33	N 66°02'54" W	109.95' C (110.00' R)
L34	N 39°52'22" E	139.60' R&C
L34a	N 39°52'22" E	103.21' C (103.15' S1)
L34b	N 39°52'22" E	36.40' R&C
L35	S 56°59'12" E	51.10' R&C
L36	N 39°56'59" E	354.78' C

11 SURVEYOR'S NOTES

- The monuments referenced hereon (found or set) are in good condition and undisturbed (unless otherwise noted) at or near existing grade. All set pins are 5/8" wide x 30" long with an identification cap bearing the number "DEWITT S-8625"...
- Per City: All new parcels created shall utilize the existing access points to the RW along the 3 site frontages.
- Pertinent documents include: Deeds as shown, Plats as shown, Surveys on file at the County Engineer's office and County Tax Maps.
- Tract I has direct access to Worthington Woods Boulevard which is a dedicated, public Right-of-Way. Tract II has direct access to Worthington Galena Road, which is a dedicated, public Right-of-Way. Tract III has direct access to Park Road, which is a dedicated, public Right-of-Way and indirect access per a 40' Ingress/Egress Easement in ORV 19369, Page D10. Outparcel 3 has indirect access over Tract II.
- The basis of bearings is the easterly line of Worthington-Galena Road, Observed as being North 39°52'41" East from Grid North, Ohio State Plane Coordinate System, South Zone (3402), NAD83 (2011, EPOCH 2010). Distances are shown in ground.
- ** Private roads hereon are shown from the county GIS, no supporting documents found.

LEGEND

- R/W - Right-of-Way
- C - Centerline
- POB - Point of Beginning
- TPOB - True Point of Beginning
- Rad - Radius
- A - Arc Length
- D - Delta Angle
- ChL - Chord Length
- ChB - Chord Bearing
- C - Calculated
- M - Measured
- R1 - Inst. 200608090157062
- R2 - Record Unknown/Survey No. 2855
- R3 - Record Unknown/Survey No. 368
- S1 - Survey No. 23796
- S2 - Survey No. 369
- L/S - Landscape Area
- (Record) Surveyed
- M - Monument in Box Fd. as Noted
- - "BDM" Capped Iron Pin Fd. & Used Unless Noted
- - 1" Iron Pipe Fd. & Used Unless Noted
- ⊗ - 1/4" Drill Hole Fd. as Noted
- △ - Mag Nail/PK Nail Fd. as Noted
- - 5/8" Rebar w/Cap Set
- ✕ - Drill Hole/Railroad Spike Set
- ▲ - "DEWITT S-8625" Mag Nail Set
- - Boundary Line
- - - - - Easement Line
- - - - - Building Setback Line
- ▭ - Building Area



ACREAGE TABLE

PARCEL	OWNER	DOCUMENT	PARCEL NO.	ACRES	SQ. FT.
A	Worthington Park LLC	Inst. 200608090157062	PT 610-166613-00	1.770	77,113
B	Worthington Park LLC	Inst. 200608090157062	PT 610-166613-00	4.999	217,732
C	Worthington Park LLC	Inst. 200608090157062	PT 610-166613-00	0.957	41,708
	Worthington Park LLC	Inst. 200608090157062	PT 610-204273-00	0.011	475
Total Parcel C				0.968	42,183
D	Worthington Park LLC	Inst. 200608090157062	PT 610-204273-00	11.653	507,611
	Worthington Park LLC	Inst. 200608090157062	PT 610-166613-00	1.907	83,051
Total Parcel D				13.560	590,661
Outparcel 3 (not a part of Split)	Worthington Park LLC	Inst. 200608090157062	PN 610-224029-00	0.755	32,896
Total This Survey				22.052	960,585
			Total PN 610-224029-00	11.664	508,086
			Total PN 610-166613-00	9.633	419,603

RECEIVED

FRANKIE CHAPMAN ENGINEER
COLUMBUS, OH

Lot Split/Consolidation Survey

PREPARED FOR:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcads.com
Toll Free: 888.322.7371

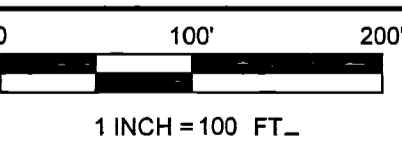
PROJECT ADDRESS

1333-1425 Worthington Center Drive,
7960 Worthington Galena Road &
811 Park Road, Columbus, OH

Project Name:-
Worthington Park Centre
CDS Project Number:-
19-05-0770

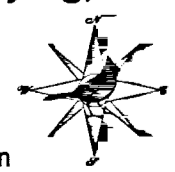
SCALE - 1" = 100'

NORTH ARROW / SCALE



PREPARED BY:

Cardinal Precision Surveying, LLC
2715 Virginia Ridge Road
Philo, OH 43771
(330) 603-0264
www.cardinalprecisionsurveying.com
adewitt@cardinalprecisionsurveying.com



CERTIFICATION

I certify that the parcel shown hereon has been surveyed by me or under my direct supervision in accordance with the Minimum Standards for Boundary Surveys, Ohio Administrative Code, Chapter 4733.37.

By: *Alaina J. DeWitt*
Alaina J. DeWitt, P.S.
P.S. No. S-8625
Field Date: June 2019
Date of Last Revision: November 5, 2019
File No. 19076

