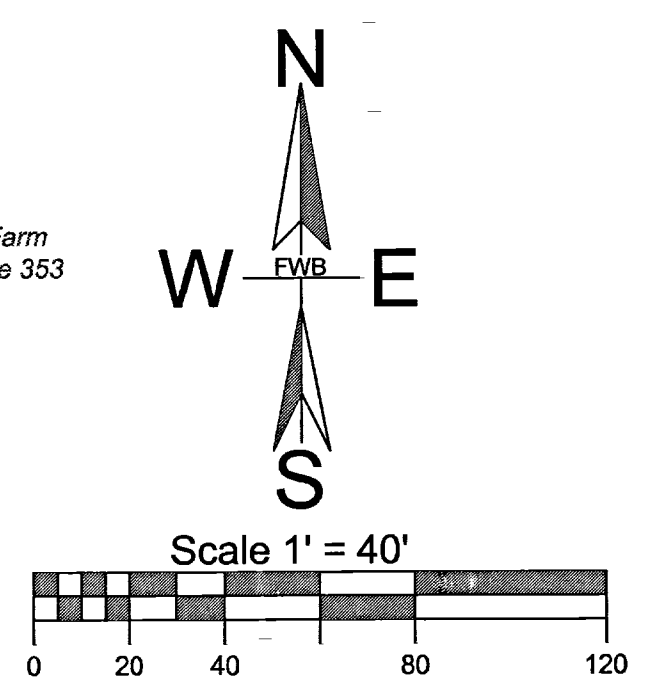
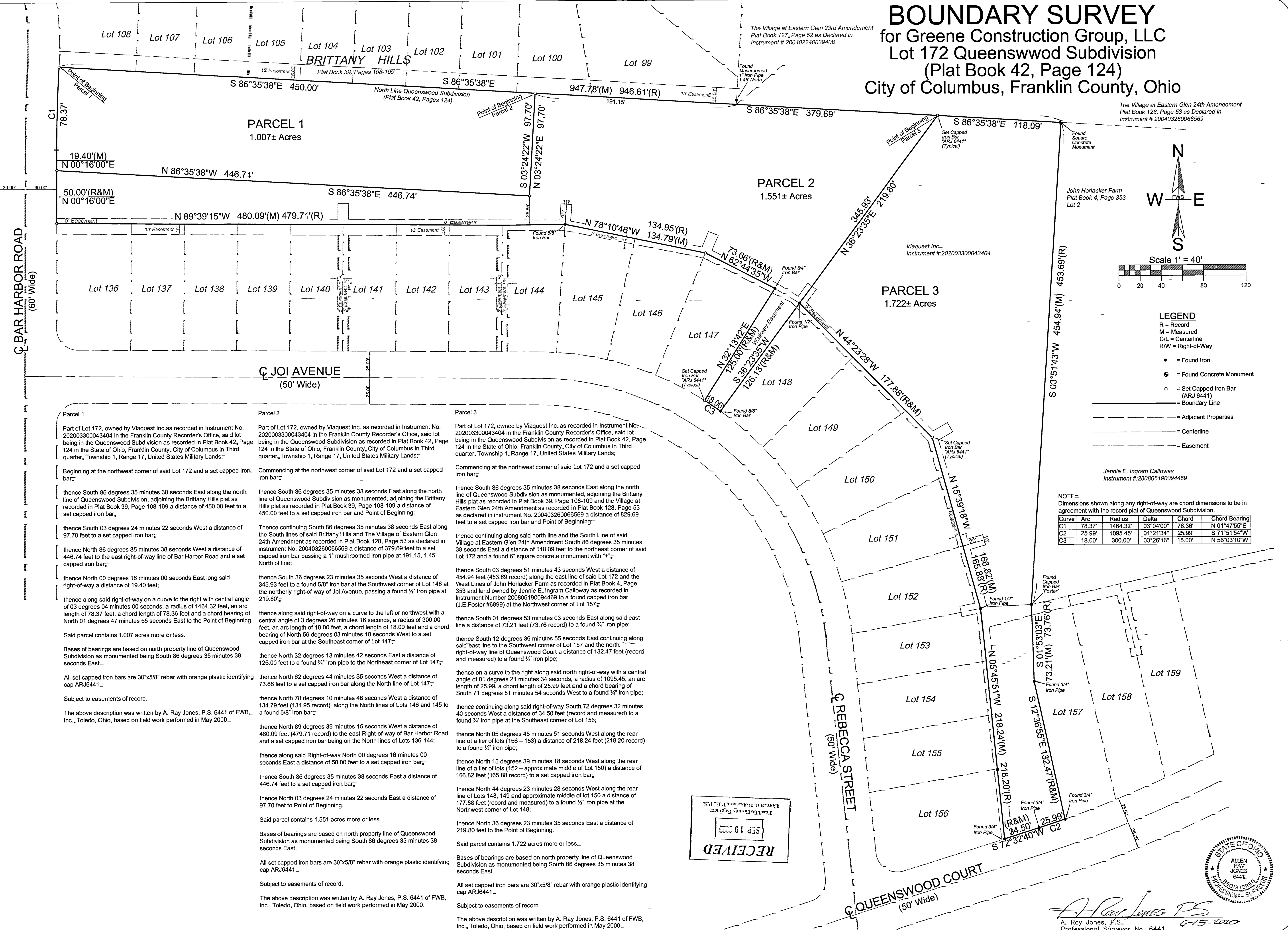


BOUNDARY SURVEY

for Greene Construction Group, LLC
 Lot 172 Queenswood Subdivision
 (Plat Book 42, Page 124)
 City of Columbus, Franklin County, Ohio



- LEGEND**
- R = Record
 - M = Measured
 - C/L = Centerline
 - RW = Right-of-Way
- = Found Iron
 - = Found Concrete Monument
 - = Set Capped Iron Bar (ARJ 6441)
 - = Boundary Line
 - - - = Adjacent Properties
 - - - = Centerline
 - - - = Easement

NOTE: Dimensions shown along any right-of-way are chord dimensions to be in agreement with the record plat of Queenswood Subdivision.

Curve	Arc	Radius	Delta	Chord	Chord Bearing
C1	78.37'	1464.32'	03°04'00"	78.36'	N 01°47'55"E
C2	25.99'	1095.45'	01°21'34"	25.99'	S 71°51'54"W
C3	18.00'	300.00'	03°26'16"	18.00'	N 56°03'10"W

Parcel 1
 Part of Lot 172, owned by Viaquest Inc. as recorded in Instrument No. 202003300043404 in the Franklin County Recorder's Office, said lot being in the Queenswood Subdivision as recorded in Plat Book 42, Page 124 in the State of Ohio, Franklin County, City of Columbus in Third quarter, Township 1, Range 17, United States Military Lands;

Beginning at the northwest corner of said Lot 172 and a set capped iron bar;

thence South 86 degrees 35 minutes 38 seconds East along the north line of Queenswood Subdivision, adjoining the Brittany Hills plat as recorded in Plat Book 39, Page 108-109 a distance of 450.00 feet to a set capped iron bar;

thence South 03 degrees 24 minutes 22 seconds West a distance of 97.70 feet to a set capped iron bar;

thence North 86 degrees 35 minutes 38 seconds West a distance of 446.74 feet to the east right-of-way line of Bar Harbor Road and a set capped iron bar;

thence North 00 degrees 16 minutes 00 seconds East long said right-of-way a distance of 19.40 feet;

thence along said right-of-way on a curve to the right with central angle of 03 degrees 04 minutes 00 seconds, a radius of 1464.32 feet, an arc length of 78.37 feet, a chord length of 78.36 feet and a chord bearing of North 01 degrees 47 minutes 55 seconds East to the Point of Beginning;

Said parcel contains 1.007 acres more or less.

Bases of bearings are based on north property line of Queenswood Subdivision as monumented being South 86 degrees 35 minutes 38 seconds East.

All set capped iron bars are 30"x5/8" rebar with orange plastic identifying cap ARJ6441.

Subject to easements of record.

The above description was written by A. Ray Jones, P.S. 6441 of F.W.B., Inc., Toledo, Ohio, based on field work performed in May 2000.

Parcel 2
 Part of Lot 172, owned by Viaquest Inc. as recorded in Instrument No. 202003300043404 in the Franklin County Recorder's Office, said lot being in the Queenswood Subdivision as recorded in Plat Book 42, Page 124 in the State of Ohio, Franklin County, City of Columbus in Third quarter, Township 1, Range 17, United States Military Lands;

Commencing at the northwest corner of said Lot 172 and a set capped iron bar;

thence South 86 degrees 35 minutes 38 seconds East along the north line of Queenswood Subdivision as monumented, adjoining the Brittany Hills plat as recorded in Plat Book 39, Page 108-109 a distance of 450.00 feet to a set capped iron bar and Point of Beginning;

Thence continuing South 86 degrees 35 minutes 38 seconds East along the South lines of said Brittany Hills and The Village at Eastern Glen 24th Amendment as recorded in Plat Book 128, Page 53 as declared in instrument No. 200403260066569 a distance of 379.69 feet to a set capped iron bar passing a 1" mushroomed iron pipe at 191.15, 1.45' North of line;

thence South 36 degrees 23 minutes 35 seconds West a distance of 345.93 feet to a found 5/8" iron bar at the Southwest corner of Lot 148 at the northerly right-of-way of Joi Avenue, passing a found 1/2" iron pipe at 219.80';

thence along said right-of-way on a curve to the left or northwest with a central angle of 3 degrees 26 minutes 16 seconds, a radius of 300.00 feet, an arc length of 18.00 feet, a chord length of 18.00 feet and a chord bearing of North 56 degrees 03 minutes 10 seconds West to a set capped iron bar at the Southeast corner of Lot 147;

thence North 32 degrees 13 minutes 42 seconds East a distance of 125.00 feet to a found 3/4" iron pipe to the Northeast corner of Lot 147;

thence North 62 degrees 44 minutes 35 seconds West a distance of 73.66 feet to a set capped iron bar along the North line of Lot 147;

thence North 78 degrees 10 minutes 46 seconds West a distance of 134.79 feet (134.95 record) along the North lines of Lots 146 and 145 to a found 5/8" iron bar;

thence North 89 degrees 39 minutes 15 seconds West a distance of 480.09 feet (479.71 record) to the east Right-of-way of Bar Harbor Road and a set capped iron bar being on the North lines of Lots 136-144;

thence along said Right-of-way North 00 degrees 16 minutes 00 seconds East a distance of 50.00 feet to a set capped iron bar;

thence South 86 degrees 35 minutes 38 seconds East a distance of 446.74 feet to a set capped iron bar;

thence North 03 degrees 24 minutes 22 seconds East a distance of 97.70 feet to Point of Beginning.

Said parcel contains 1.551 acres more or less.

Bases of bearings are based on north property line of Queenswood Subdivision as monumented being South 86 degrees 35 minutes 38 seconds East.

All set capped iron bars are 30"x5/8" rebar with orange plastic identifying cap ARJ6441.

Subject to easements of record.

The above description was written by A. Ray Jones, P.S. 6441 of F.W.B., Inc., Toledo, Ohio, based on field work performed in May 2000.

Parcel 3
 Part of Lot 172, owned by Viaquest Inc. as recorded in Instrument No. 202003300043404 in the Franklin County Recorder's Office, said lot being in the Queenswood Subdivision as recorded in Plat Book 42, Page 124 in the State of Ohio, Franklin County, City of Columbus in Third quarter, Township 1, Range 17, United States Military Lands;

Commencing at the northwest corner of said Lot 172 and a set capped iron bar;

thence South 86 degrees 35 minutes 38 seconds East along the north line of Queenswood Subdivision as monumented, adjoining the Brittany Hills plat as recorded in Plat Book 39, Page 108-109 and the Village at Eastern Glen 24th Amendment as recorded in Plat Book 128, Page 53 as declared in instrument No. 200403260066569 a distance of 829.69 feet to a set capped iron bar and Point of Beginning;

thence continuing along said north line and the South Line of said Village at Eastern Glen 24th Amendment South 86 degrees 35 minutes 38 seconds East a distance of 118.09 feet to the northeast corner of said Lot 172 and a found 6" square concrete monument with "+";

thence South 03 degrees 51 minutes 43 seconds West a distance of 454.94 feet (453.69 record) along the east line of said Lot 172 and the West Lines of John Horlacker Farm as recorded in Plat Book 4, Page 353 and land owned by Jennie E. Ingram Calloway as recorded in Instrument Number 20080619009468 to a found capped iron bar (J.E. Foster #6899) at the Northwest corner of Lot 157;

thence South 01 degrees 53 minutes 03 seconds East along said east line a distance of 73.21 feet (73.76 record) to a found 3/4" iron pipe;

thence South 12 degrees 36 minutes 55 seconds East continuing along said east line to the Southwest corner of Lot 157 and the north right-of-way line of Queenswood Court a distance of 132.47 feet (record and measured) to a found 3/4" iron pipe;

thence on a curve to the right along said north right-of-way with a central angle of 01 degrees 21 minutes 34 seconds, a radius of 1095.45, an arc length of 25.99, a chord length of 25.99 feet and a chord bearing of South 71 degrees 51 minutes 54 seconds West to a found 3/4" iron pipe;

thence continuing along said right-of-way South 72 degrees 32 minutes 40 seconds West a distance of 34.50 feet (record and measured) to a found 3/4" iron pipe at the Southeast corner of Lot 156;

thence North 05 degrees 45 minutes 51 seconds West along the rear line of a tier of lots (156 - 153) a distance of 218.24 feet (218.20 record) to a found 1/2" iron pipe;

thence North 15 degrees 39 minutes 18 seconds West along the rear line of a tier of lots (152 - approximate middle of Lot 150) a distance of 166.82 feet (165.88 record) to a set capped iron bar;

thence North 44 degrees 23 minutes 28 seconds West along the rear line of Lots 148, 149 and approximate middle of lot 150 a distance of 177.88 feet (record and measured) to a found 1/2" iron pipe at the Northwest corner of Lot 148;

thence North 36 degrees 23 minutes 35 seconds East a distance of 219.80 feet to the Point of Beginning.

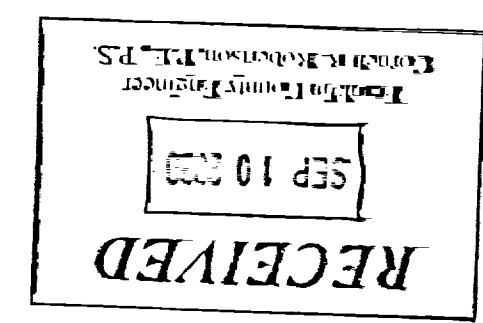
Said parcel contains 1.722 acres more or less.

Bases of bearings are based on north property line of Queenswood Subdivision as monumented being South 86 degrees 35 minutes 38 seconds East.

All set capped iron bars are 30"x5/8" rebar with orange plastic identifying cap ARJ6441.

Subject to easements of record.

The above description was written by A. Ray Jones, P.S. 6441 of F.W.B., Inc., Toledo, Ohio, based on field work performed in May 2000.



A. Ray Jones P.S.
 A. Ray Jones, P.S.
 Professional Surveyor No. 6441
 6-15-2020

F.W.B., INC.
 SURVEYORS
 5225 SECOR ROAD
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BOUNDARY SURVEY
 for Greene Construction Group, LLC
 Lot 172 Queenswood Subdivision
 City of Columbus, Franklin County, Ohio
 (No Field Work at This Time)

Revisions	
Date	Issued For
5/15/20	Offsite Easements
5/29/20	Lot 1 Frontage
6/11/20	Text Revisions
6/15/20	Text Revisions

Drawing By: _____
 WTC
 Checked By: _____
 ARJ
 Issue Date
 May 13, 2020
 Sheet No. _____
1 of 1
 Survey No. 20-051
 Scale: 1" = 40'