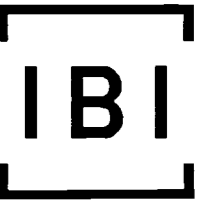
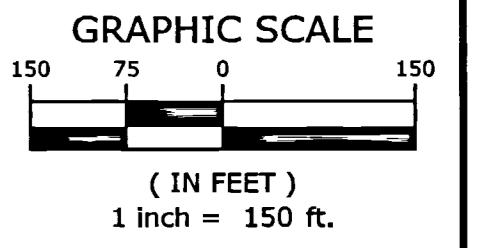
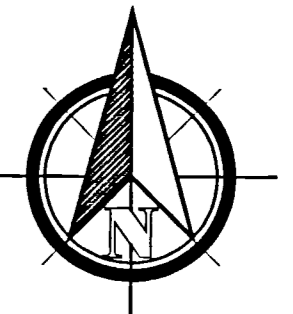
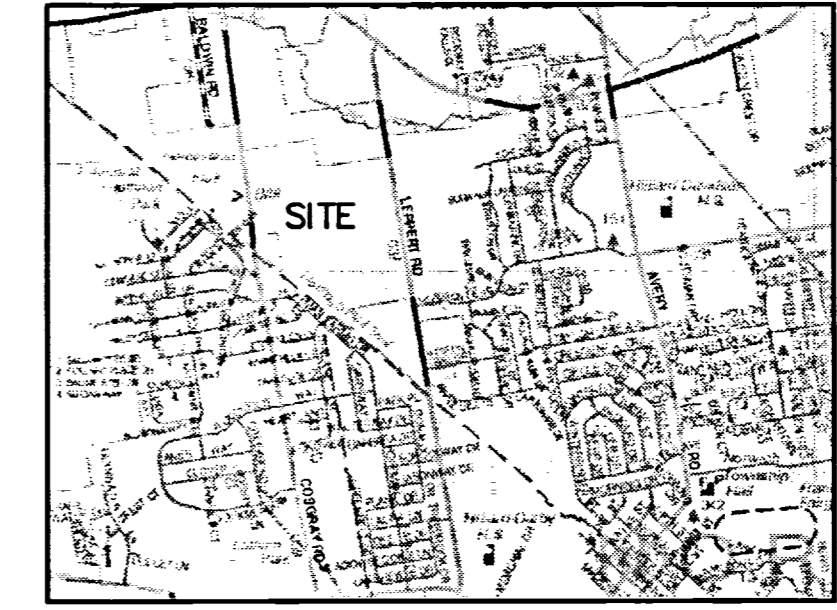


STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF HILLIARD  
 VIRGINIA MILITARY SURVEY No. 6366



IBI GROUP  
 8101 North High Street, Suite 100  
 Columbus OH 43235 USA  
 tel 614 818 4900 fax 614 818 4901  
 ibigroup.com



LOCATION MAP

BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND NAD 1983 (2011) AND ESTABLISHES A BEARING OF SOUTH 6°16'49" EAST FOR COSGRAY ROAD BETWEEN FCGS 2262 AND FCGS 0062

LEGEND

- IRON PIN FOUND (AS NOTED)
- FRANKLIN COUNTY GEODETIC SURVEY (FCGS) MONUMENT FOUND
- IRON PIN SET 5/8" REBAR 30" LONG "IBI GROUP S-6872/S-7740"
- MAG NAIL SET
- MAG NAIL FOUND
- OHL— OVERHEAD UTILITY LINES
- G— GAS LINE
- UTILITY POLE

DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Hilliard, being part of Virginia Military Survey (VMS) No. 6366, being part of that original 56.593-acre tract as described in a deed to City of Hilliard, Ohio, of record in Instrument Number 201505130062378, all of that 47.000-acre tract as described in a deed also to City of Hilliard, Ohio, of record in Instrument Number 201611010150982 and part of that original 40.2772-acre tract as described in a deed to Hilliard City School District, of record in Instrument Number 200308040245628, (all references herein being the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning FOR REFERENCE at Franklin County Geodetic Survey (FCGS) monument number 2262 found at the centerline intersection of Cosgray Road (originally 60 feet in width) with Baldwin Road (60 feet in width); thence South 6°16'49" East, along the centerline of Cosgray Road, a distance of 819.64 feet to a Mag Nail found at the southwesterly corner of that original 6.842-acre tract as described in a deed to Hilliard Real Estate Holdings, LLC, of record in Instrument Number 20161140156547, said Mag Nail now being at the southwesterly corner of that 0.526-acre tract (right-of-way parcel) as described in a deed to the City of Hilliard, Ohio, of record in Instrument Number 201612190174076 and the northwesterly corner of that 1.408-acre tract (right-of-way parcel) of record in Instrument Number 201612190174074; thence continuing South 6°16'49" East, along said centerline and the westerly line of said 1.408-acre tract, a distance of 358.14 feet to a Mag Nail set; thence North 84°07'49" East, a distance of 60.00 feet to an iron pin set in the easterly right-of-way line of Cosgray Road and in the southerly line of a 4.710-acre Parking Easement of record in Instrument Number 20161140156548, the TRUE PLACE OF BEGINNING:

Thence through said 56.593-acre tract with a new division line the following courses:  
 1. North 84°07'49" East, along the southerly line of said Parking Easement, a distance of 725.97 feet to an iron pin set at the southeasterly corner of same;  
 2. North 5°52'11" West, along the easterly line of said Parking Easement, a distance of 275.23 feet to an iron pin set;  
 3. North 84°07'49" East, a distance of 406.54 feet to a 1-inch pipe found at the southwesterly corner of that tract of land as described in a deed to Crofton-Leppert, LLC, of record in Instrument Number 200907060097939;

Thence North 84°11'06" East, along the southerly line of said tract, passing a 1-inch pipe with an unreadable cap at a distance of 1138.89 feet, a total distance of 1163.50 feet to FCOS monument number 5069 in the centerline of Leppert Road (40 feet wide at this location), the northeasterly corner of said 40.2772-acre tract and in the line between VMS 6366 and VMS 3453;

Thence South 6°41'24" East, along said centerline and said VMS line, a distance of 2355.90 feet to a Mag Nail found at the southeasterly corner of said 76.3211-acre tract and the northeasterly corner of that 0.335-acre tract (right-of-way parcel) as described in a deed to the County of Franklin, of record in Deed Book 2969, Page 313, said Mag Nail being 133.97 feet north of FCOS monument number 5068;

Thence South 83°15'55" West, along the northerly line of said 0.335-acre tract, the northerly line of that 12.311-acre tract as described in a deed to Thomas A. McDowell, et al, of record in Deed Book 3559, Page 77 and the southerly line of said 76.3211-acre tract, passing a 1/2-inch pipe at a distance of 20.00 feet, a total distance of 1335.90 feet to a 1-inch pipe found in the northerly line of that 10.441-acre tract as described in a deed to the City of Hilliard, Ohio, of record in Official Record Volume 235763, Page H05, being also the southeasterly corner of said 56.593-acre tract;

Thence North 47°16'10" West, along said northerly line, a distance of 1028.84 feet to a 1/2-inch rebar found with an unreadable cap at the southeasterly corner of that 4-acre tract as described in a deed to Alejandro G. and Margarita A. Garcia, of record in Instrument Number 201609280131538;

Thence North 6°39'44" West, along the easterly line of said 4-acre tract, a distance of 669.07 feet to a 1/2-inch rebar found at the northeasterly corner of same;

Thence South 84°05'58" West, along the northerly line of said 4-acre tract, a distance of 323.75 feet to a 1-inch pipe found capped "EMHT" in the easterly right-of-way line of Cosgray Road, at the southeasterly corner of the aforementioned 1.408-acre tract (right-of-way parcel);

Thence North 0°04'15" East, along said right-of-way line, a distance of 206.30 feet to an iron pin set at an angle point;

Thence North 6°16'49" West, continuing along said right-of-way line, a distance of 457.45 feet to the TRUE PLACE OF BEGINNING and containing 104.982 acres of land, 37.992 acres of P.N. 050-011197 (original 56.593 acres), 46.989 acres of P.N.050-011455 (47.000 acres) including 0.738 acres in right-of-way, and 20.001 acres of P.N. 050-009807 (original 40.2772 acres) including 0.344 acres in right-of-way.

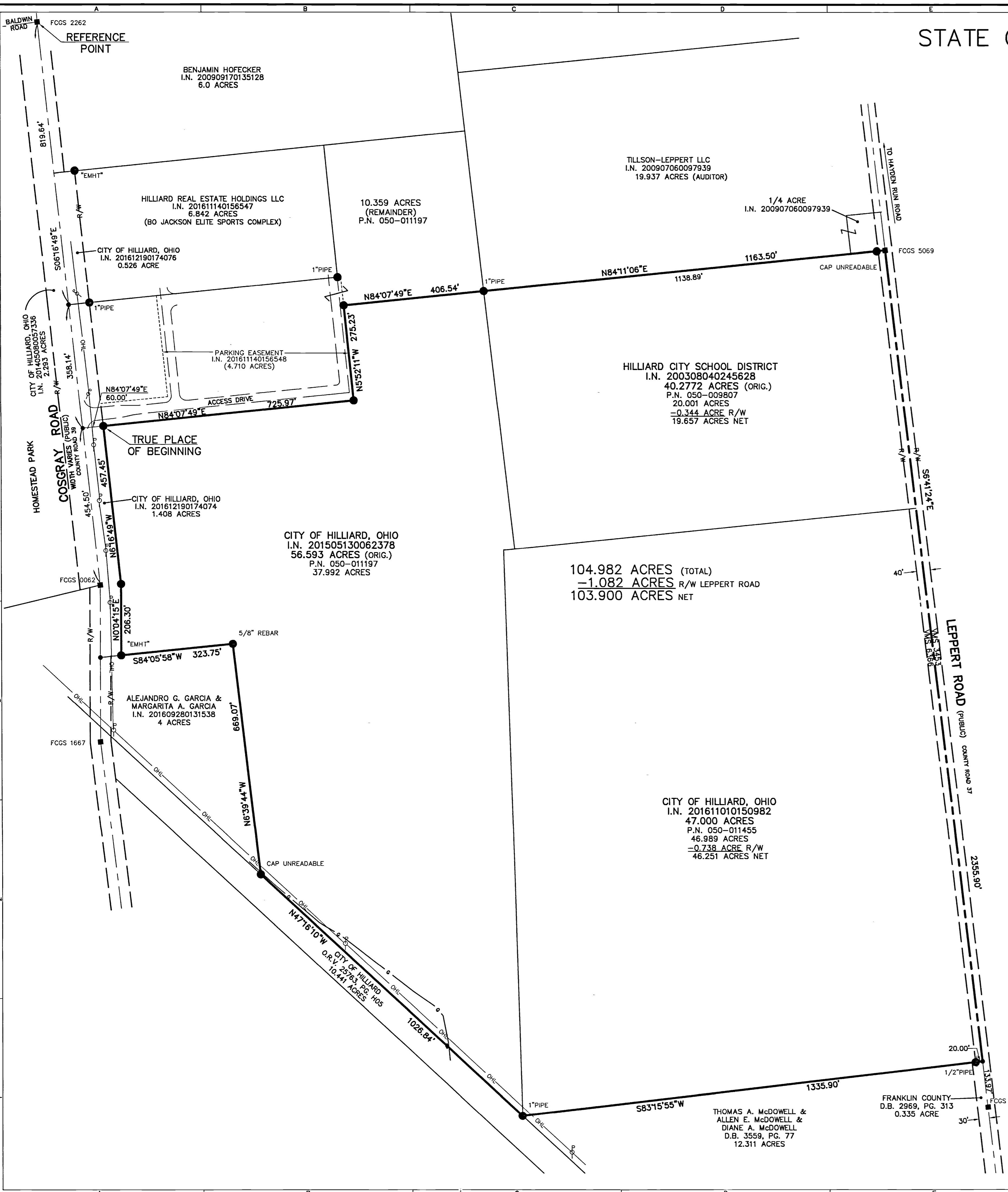
Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, and NAD 1983 (2011) and establishes a bearing of South 6°41'24" East for Leppert Road between FCOS 5069 and FCOS 5068.

Iron Pins set consist of a 1/2-inch rebar, 30" long with a plastic cap inscribed "IBI Group, S-6872/S-7740".

BY: *Robert S. Wynd*  
 Robert S. Wynd  
 Registered Surveyor No. 6872

Date: 11/25/20

Approved, No Plat Required  
 City of Hilliard  
 City Engineer  
 By: *Clark A. Gausch* Date: 12/11/2020  
 Clark A. Gausch



104.982 ACRES (TOTAL)  
 -1.082 ACRES R/W LEPPERT ROAD  
 103.900 ACRES NET

CITY OF HILLIARD, OHIO  
 I.N. 201611010150982  
 47.000 ACRES  
 46.989 ACRES  
 -0.738 ACRE R/W  
 46.251 ACRES NET

THOMAS A. McDOWELL &  
 ALLEN E. McDOWELL &  
 DIANE A. McDOWELL  
 D.B. 3559, PG. 77  
 12.311 ACRES

FRANKLIN COUNTY  
 D.B. 2969, PG. 313  
 0.335 ACRE

BENJAMIN HOFFECKER  
 I.N. 200909170135128  
 6.0 ACRES

HILLIARD REAL ESTATE HOLDINGS LLC  
 I.N. 20161140156547  
 6.842 ACRES  
 (80 JACKSON ELITE SPORTS COMPLEX)

TILLSON-LEPPERT LLC  
 I.N. 200907060097939  
 19.937 ACRES (AUDITOR)

1/4 ACRE  
 I.N. 200907060097939

CITY OF HILLIARD, OHIO  
 I.N. 201612190174076  
 0.526 ACRE

PARKING EASEMENT  
 I.N. 20161140156548  
 (4.710 ACRES)

HILLIARD CITY SCHOOL DISTRICT  
 I.N. 200308040245628  
 40.2772 ACRES (ORIG.)  
 P.N. 050-009807  
 20.001 ACRES  
 -0.344 ACRE R/W  
 19.657 ACRES NET

CITY OF HILLIARD, OHIO  
 I.N. 201505130062378  
 56.593 ACRES (ORIG.)  
 P.N. 050-011197  
 37.992 ACRES

CITY OF HILLIARD, OHIO  
 I.N. 201612190174074  
 1.408 ACRES

ALEJANDRO G. GARCIA &  
 MARGARITA A. GARCIA  
 I.N. 201609280131538  
 4 ACRES

CITY OF  
 HILLIARD, OHIO  
 COSGRAY ROAD  
 HILLIARD, OHIO

|       |       |       |
|-------|-------|-------|
| FIELD | DRAFT | CHECK |
| JE    | DC    | BW    |

ME NO.: 127264

DATE: NOVEMBER 2020

SCALE:  
 HORIZONTAL: 1"=150'  
 VERTICAL:

SHEET TITLE:

PROPERTY SPLIT  
 SURVEY

SHEET NO.:

1:\127264\_General\ATA7.0\_President\02\_Survey\Happing\GREENER BND.dwg by david.chiesa on 11/24/2020 @ 11:20:41 am - © M+E Companies, Inc.