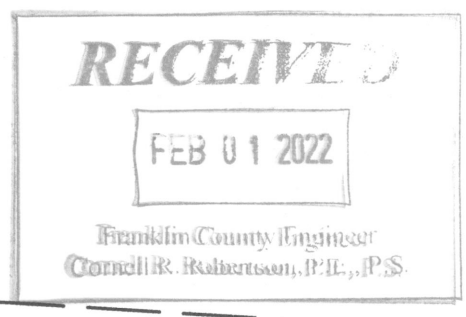
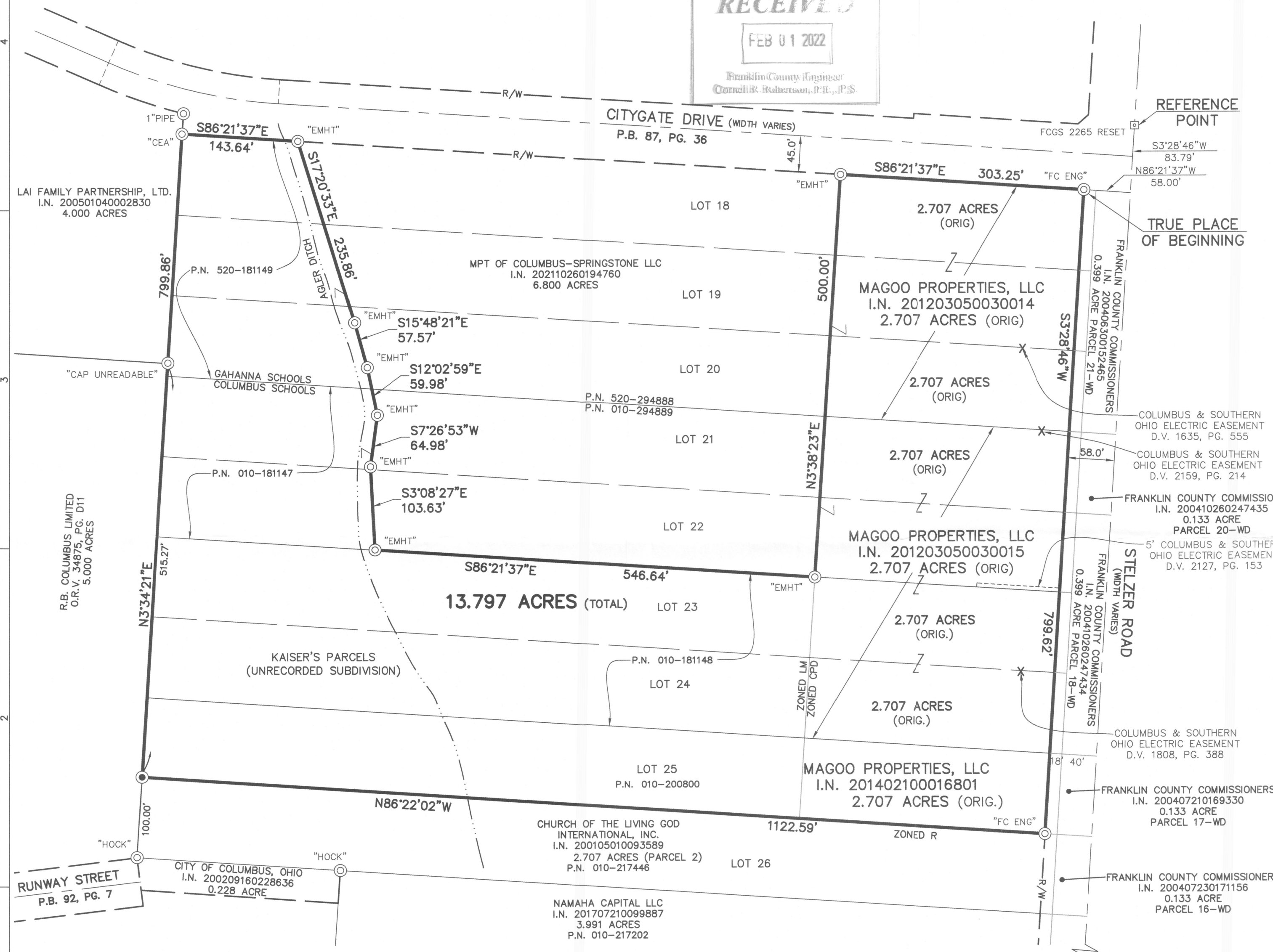
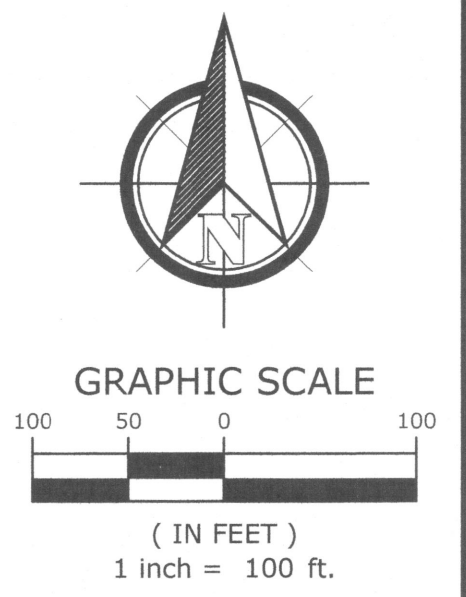


STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
THIRD QUARTER TOWNSHIP 1, RANGE 17 UNITED STATES MILITARY LANDS



DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 1, Range 17, United States Military Lands, being parts of Lots 18 through 25 of the unrecorded plat of Kaiser's Parcels and all or parts of those tracts as described in deeds to Magoo Properties, LLC, of record in Instrument Number 201203050030014 (part), Instrument Number 201203050030015 (part) and Instrument Number 201402100016801 (all), all references herein being to 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 2265 in the centerline of Stelzer Road, variable width, and just north of Citygate Drive, variable width, as shown and delineated upon the plat of record in Plat Book 87, Page 36; thence South 3°28'46" West, along the centerline of Stelzer Road, a distance of 83.79 feet to the northeasterly corner of that 0.399-acre tract (parcel 21-WD) as described in a deed to Franklin County Commissioners, of record in Instrument Number 200406300152465; thence North 86°21'37" West, along the northerly line of said 0.399-acre tract, a distance of 58.00 feet to a rebar found capped "FC ENG" at the northwesterly corner of same and being in the westerly right-of-way line of Stelzer Road, the TRUE PLACE OF BEGINNING;

Thence South 3°28'46" West, along said right-of-way line, being the westerly line of said 0.399-acre tract, the westerly line of that 0.133-acre tract (parcel 20-WD) as described in a deed to Franklin County Commissioners, of record in Instrument Number 200410260247435, the westerly line of that 0.399-acre tract (parcel 18-WD) as described in a deed to Franklin County Commissioners, of record in Instrument Number 200410260247434 and the westerly line of that 0.133-acre tract (parcel 17-WD) as described in a deed to Franklin County Commissioners, of record in Instrument Number 200407210169330, and also being the easterly lines of the referenced Magoo Properties, LLC tracts, a distance of 799.62 feet to a rebar found capped "FC ENG" at the northwesterly corner of that 0.133-acre tract (parcel 16-WD) as described in a deed to Franklin County Commissioners, of record in Instrument Number 200407230171156 and in the northerly line of that original Parcel 2 as described in a deed to Church of the Living God International, Inc., of record in Instrument Number 200105010093589;

Thence North 86°22'02" West, along the northerly line of said Parcel 2, a distance of 1122.59 feet to an iron pin set at the northwesterly corner of same and in the easterly line of that 5.000-acre tract as described in a deed to R. B. Columbus Limited, of record in Official Record Volume 34875, Page D11;

Thence North 3°34'21" East, along said easterly line and along the easterly line of that 4.000-acre tract as described in a deed to LAI Family Partnership LTD., of record in Instrument Number 200501040002830, a distance of 799.75 feet to a 1-inch pipe found capped "CEA" at an angle point in the southerly right-of-way line of Citygate Drive;

Thence South 86°21'37" East, along said right-of-way line, a distance of 143.64 feet to a rebar found capped "EMHT" at the northwesterly corner of that 6.800-acre tract as described in a deed to MPT of Columbus-Springstone, LLC, of record in Instrument Number 202110260194760;

Thence along the perimeter of said 6.800-acre tract the following courses:
1. South 17°20'33" East, a distance of 235.86 feet to a rebar found capped "EMHT";
2. South 15°48'21" East, a distance of 57.57 feet to a rebar found capped "EMHT";
3. South 12°02'59" East, a distance of 59.98 feet to a rebar found capped "EMHT";
4. South 7°26'53" West, a distance of 64.98 feet to a rebar found capped "EMHT";
5. South 3°08'27" East, a distance of 103.63 feet to a rebar found capped "EMHT";
6. South 86°21'37" East, a distance of 546.64 feet to a rebar found capped "EMHT";
7. North 3°38'23" East, a distance of 500.00 feet to a rebar found capped "EMHT" in the southerly right-of-way line of Citygate Drive;

Thence South 86°21'37" East, along said right-of-way line, a distance of 303.25 feet to the TRUE PLACE OF BEGINNING and containing 13.797 acres of land, 3.477 acres in PN 520-181149, 2.599 acres in PN 010-181147, 5.160 acres in PN 010-181148 and 2.561 acres in PN 010-200800.

Bearing herein are based on GPS observations of the Ohio State Plane Coordinate System, South Zone (2011), establishing a bearing of South 3°28'46" West for Stelzer Road south of Citygate Drive.

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

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



Date: 1/26/22

IBI GROUP
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ibi@group.com

REVISION:

MAGOO PROPERTIES, LLC
STELZER ROAD & CITYGATE DRIVE
COLUMBUS, OHIO

DESIGN	DRAFT	CHECK
JE	DC	BW

IBI GROUP NO.: 137233

DATE: JANUARY 2022

SCALE:
HORIZONTAL: 1"=100'
VERTICAL:

SHEET TITLE:

BOUNDARY SURVEY

SHEET NO.:

FLOOD NOTE

PROPERTY NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. MAP No. 39049C 0193K.

LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- ⊙ IRON PIN SET 5/8" REBAR 30" LONG "IBI GROUP S-6872/S-7740"
- ⊙ FRANKLIN COUNTY MONUMENT FOUND

BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON GPS OBSERVATIONS OF THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011), ESTABLISHING A BEARING OF SOUTH 03°28'46" WEST FOR STELZER ROAD SOUTH OF CITYGATE DRIVE.

ACREAGE BREAKDOWN

PARCEL No.	ACRES
520-181149	3.477 (1.385 AC. WEST, 2.092 AC. EAST)
010-181147	2.599 (1.203 AC. WEST, 1.396 AC. EAST)
010-181148	5.160
010-200800	2.561
TOTAL	13.797