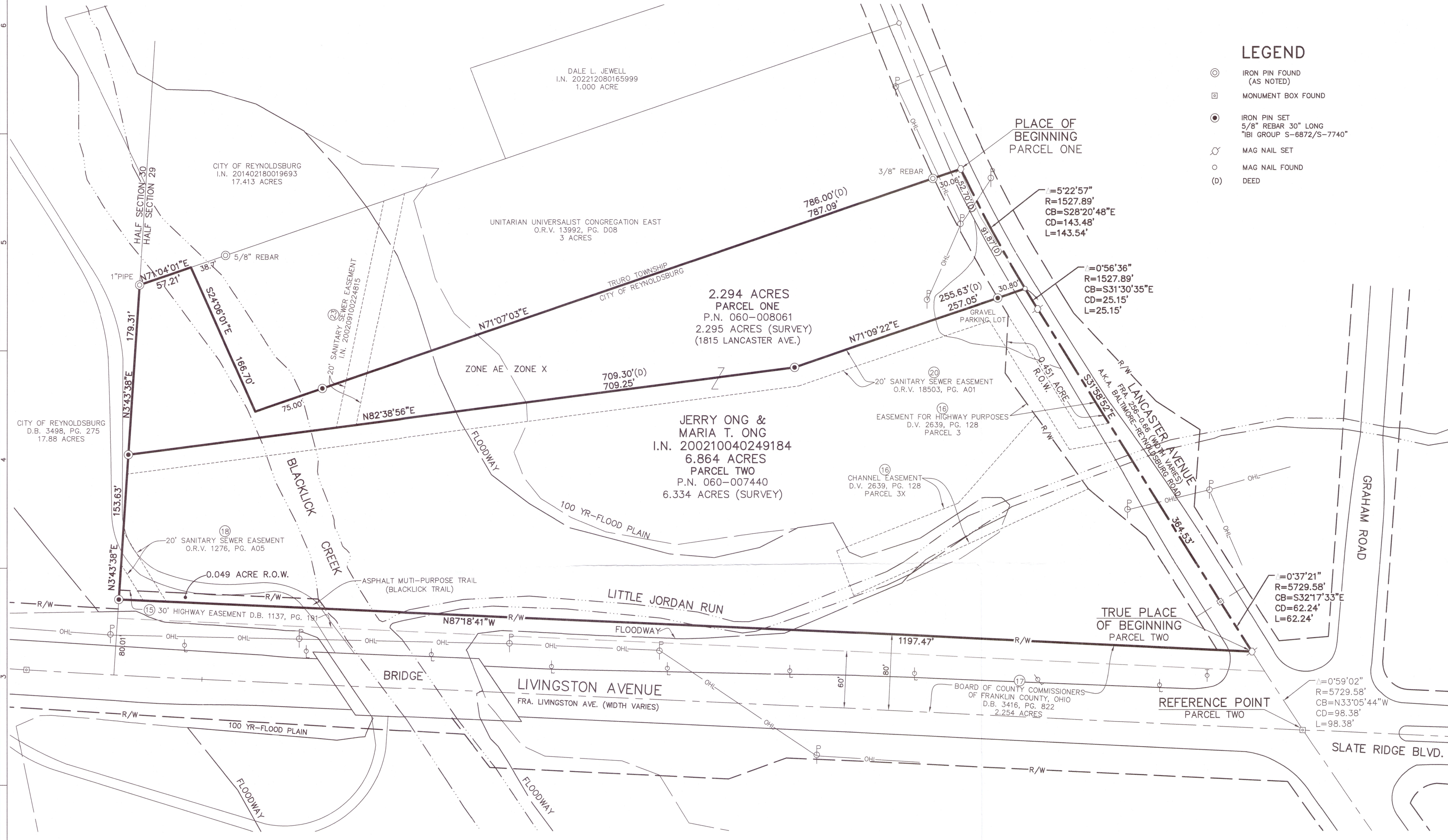
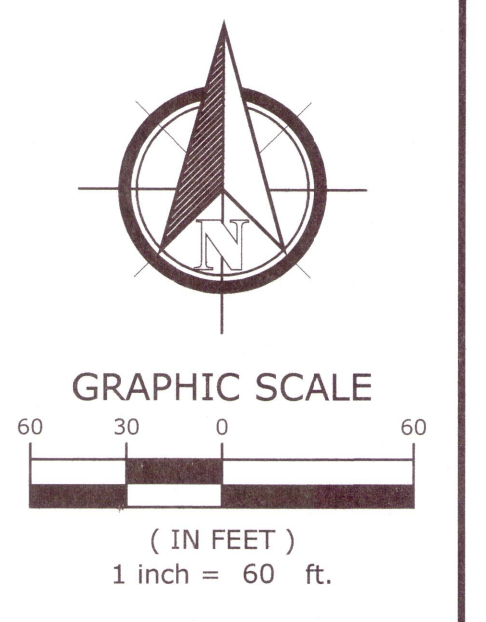


STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG
 HALF SECTION 29, SECTION 18, TOWNSHIP 16, RANGE 20, REFUGEE LANDS



LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- ⊠ MONUMENT BOX FOUND
- ⊙ IRON PIN SET 5/8" REBAR 30" LONG "IBI GROUP S-6872/S-7740"
- ⊙ MAG NAIL SET
- MAG NAIL FOUND
- (D) DEED

DESCRIPTIONS

PARCEL ONE (BY OTHERS):
 Situate in the State of Ohio, County of Franklin, City of Reynoldsburg, being located in Half Section 29, Section 18, Township 16, Range 20, Refugee Lands and being 2.294 acres of the 8.584 acre tract conveyed to Jane G. Osborn, by Deed of Record in Deed Book 3443, page 483, all references being to records in the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:
 Beginning at a railroad spike found in the centerline of Baltimore-Reynoldsburg Road (State Route 256) at the northeasterly corner of said Jane G. Osborn 8.584 acre tract, said railroad spike also being the southeasterly corner of the 3.0 acre tract conveyed to Paul A. and Beverly Terry, by Deed of Record in Official Record 03340, page A-12.
 Thence South 21° 40' 00" East, along said centerline of Baltimore-Reynoldsburg Road, a distance of 52.70 feet to a railroad spike at an angle point in said centerline;
 Thence South 31° 32' 00" East, continuing along said centerline of Baltimore-Reynoldsburg Road, a distance of 91.87 feet to a railroad spike;
 Thence South 71° 46' 00" West, a distance of 255.63 feet to an iron pin;
 Thence South 83° 18' 55" west, a distance of 709.30 feet to an iron pin in the easterly line of the City of Reynoldsburg tract, of record in Deed Book 3498, page 275, said line also being the westerly line of half section 29, the easterly line of Half Section 30;
 Thence North 4° 07' 00" East, along said easterly line of the Reynoldsburg Tract, a distance of 179.31 feet to an iron pin at the Southwesterly corner of the 1.89 conveyed to Mary Schultz, by Deed of Record in Deed Book 939, page 600;
 Thence North 71° 46' 00" East, along the southerly line of said Mary E. Schultz 1.89 acre tract, a distance of 57.21 feet to a point at the northwesterly corner of the Paul A. and Beverly Terry 3.0 acre tract;
 Thence South 23° 24' 00" East, along the westerly line of said 3.0 acre tract, a distance of 166.7 feet to the southwesterly corner of said tract;
 Thence North 71° 46' 00" East, along the southerly line of said 3.0 acre tract a distance of 786.00 feet (passing an iron pin found at 755.95 feet), to the place of beginning, containing 2.294 acres, more or less.

PARCEL TWO:
 Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, located in Half Section 29, Section 18, Township 16, Range 20, Refugee Lands, being all of that 6.864-acre tract of land, Parcel Two, as described in a deed to Jerry Ong and Maria T. Ong, of record in Instrument Number 200210040249184, 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 an Ohio Department of Transportation (ODOT) monument found at the intersection of the centerlines of Lancaster Avenue, width varies, with Livingston Avenue, width varies, and being at the southeasterly corner of that 2.254-acre tract as described in a deed to Board of County Commissioners, of record in Deed Book 3416, Page 822; thence northerly along the centerline of Lancaster Avenue with the arc of a circle, having a radius of 5729.58 feet, a central angle of 0°37'21", an arc length of 98.38 feet, the chord of which bears North 321°17'33" West, a chord distance of 98.38 feet to a Mag Nail set at the northeasterly corner of said 2.254-acre tract, said Mag Nail being at the TRUE PLACE OF BEGINNING:
 Thence North 87°18'41" West, along the northerly line of said 2.254-acre tract, the northerly right-of-way line of Livingston Avenue (80.00 feet north of centerline), a distance of 1197.47 feet to an iron pin set at the northwesterly corner of said 2.254-acre tract and in the easterly line of that 17.88-acre tract as described in a deed to City of Reynoldsburg, of record in Deed Book 3498, Page 275;
 Thence North 3°43'38" East, along said easterly line, a distance of 153.63 feet to an iron pin set at the southwesterly corner of that 2.294-acre tract (Parcel One) as described in said Ong deed;
 Thence North 82°38'56" East, along the southerly line of said 2.294-acre tract, a distance of 709.25 feet to an iron pin set at an angle point;
 Thence North 71°09'22" East, continuing along said southerly line, a distance of 257.05 feet to a Mag Nail found at the southeasterly corner of said 2.294-acre tract and in the centerline of Lancaster Avenue (passing an iron pin set in the westerly right-of-way line 30.80 feet west);
 Thence along said centerline the following courses:
 1. With the arc of a non-tangent curve to the left, having a radius of 1527.89 feet, a central angle of 0°56'36", an arc length of 25.15 feet, the chord of which bears South 31°30'35" East, a chord distance of 25.15 feet to a Mag Nail set at the point of tangency;
 2. South 31°58'52" East, a distance of 364.53 feet to an ODOT monument box found at a point of curvature;
 3. With the arc of a curve to the left, having a radius of 5729.58 feet, a central angle of 0°37'21", an arc length of 62.24 feet, the chord of which bears South 321°17'33" East, a chord distance of 62.24 feet to the TRUE PLACE OF BEGINNING and containing 6.334 acres of land.

Thence North 87°18'41" West, along the northerly line of said 2.254-acre tract, the northerly right-of-way line of Livingston Avenue (80.00 feet north of centerline), a distance of 1197.47 feet to an iron pin set at the northwesterly corner of said 2.254-acre tract and in the easterly line of that 17.88-acre tract as described in a deed to City of Reynoldsburg, of record in Deed Book 3498, Page 275;
 Thence North 3°43'38" East, along said easterly line, a distance of 153.63 feet to an iron pin set at the southwesterly corner of that 2.294-acre tract (Parcel One) as described in said Ong deed;
 Thence North 82°38'56" East, along the southerly line of said 2.294-acre tract, a distance of 709.25 feet to an iron pin set at an angle point;
 Thence North 71°09'22" East, continuing along said southerly line, a distance of 257.05 feet to a Mag Nail found at the southeasterly corner of said 2.294-acre tract and in the centerline of Lancaster Avenue (passing an iron pin set in the westerly right-of-way line 30.80 feet west);
 Thence along said centerline the following courses:
 1. With the arc of a non-tangent curve to the left, having a radius of 1527.89 feet, a central angle of 0°56'36", an arc length of 25.15 feet, the chord of which bears South 31°30'35" East, a chord distance of 25.15 feet to a Mag Nail set at the point of tangency;
 2. South 31°58'52" East, a distance of 364.53 feet to an ODOT monument box found at a point of curvature;
 3. With the arc of a curve to the left, having a radius of 5729.58 feet, a central angle of 0°37'21", an arc length of 62.24 feet, the chord of which bears South 321°17'33" East, a chord distance of 62.24 feet to the TRUE PLACE OF BEGINNING and containing 6.334 acres of land.

Bearings herein are based on GPS observations of the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011), establishing a bearing of North 87°18'41" West for Livingston Avenue right-of-way.
 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".
 This description was prepared by Arcadis IBI Group, based on information obtained from an actual field survey of the premises performed in October 2022.

SUBMISSION:

REVISION:

STAMP:

JERRY ONG & MARIA T. ONG
 LANCASTER AVENUE & LIVINGSTON AVENUE REYNOLDSBURG, OHIO

FIELD	DRAFT	CHECK
JE	DC	BW
IBI NO.:	125880/TASK 22	
DATE:	OCTOBER 2022	
SCALE:	HORIZONTAL: 1"=60' VERTICAL:	
SHEET TITLE:	ALTA/NSPS LAND TITLE SURVEY	
SHEET NO.:		

BEARING REFERENCE

Bearings herein are based GPS observation on the Ohio State Plane Coordinate System, South Zone, NAD 83, 2011 adjustment, establishing bearing of North 87°18'41" West for the northerly right of way line of Livingston Avenue.



NOTES

- 1) Property is currently zoned: CC - Community Commercial
- 2) Subject property is located in Flood Zones "X" and "AE" according to F.E.M.A. Map No. 39049C dated June 17, 2008.
- 3) Encroachments - none observed
- 4) No Wetlands hereon according the U.S. Fish & Wildlife Service National Wetlands Inventory.

SELLER:
 Jerry Ong
 Maria Ong
 BUYER: Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District
 by _____

TITLE NOTES

This survey was prepared with the benefit of the title commitment File No. 22860186-TCM, prepared by First American Title Insurance Company, with an effective date of November 25, 2022.
 The following items are from the Schedule B - Section II of said commitment:
 Item 15) Easement of record in Deed Book 1137, Page 191 DOES APPLY TO SUBJECT PROPERTY and is plotted.
 Item 16) Easement of record in Deed Book 2639, Page 128 DOES APPLY TO SUBJECT PROPERTY and is plotted.
 Item 17) Easement of record in Deed Book 3416, Page 822 DOES NOT APPLY TO SUBJECT PROPERTY Livingston Ave. right of way take.
 Item 18) Easement of record in Official Record Volume 1276, Page A05 DOES APPLY TO SUBJECT PROPERTY and is plotted.
 Item 19) Right of Entry of record in Official Record Volume 14414, Page B15 DOES APPLY TO SUBJECT PROPERTY.
 Item 20) Easement of record in Official Record Volume 18503, Page A01 DOES APPLY TO SUBJECT PROPERTY and is plotted.
 Item 21) Temporary Easement of record in Official Record Volume 18519, Page F11 DOES NOT APPLY TO SUBJECT PROPERTY time limitation has expired.
 Item 22) Temporary Easement of record in Official Record Volume 18519, Page F18 DOES NOT APPLY TO SUBJECT PROPERTY time limitation has expired.
 Item 23) Easement of record in Instrument No. 200209100224815 DOES APPLY TO SUBJECT PROPERTY and is plotted.

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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, and 13, of Table A thereof. The field work was completed in October 2022.

By: *Robert S. Wynd*
 Robert S. Wynd
 Registered Surveyor No. 6872
 Date: 12/21/22

