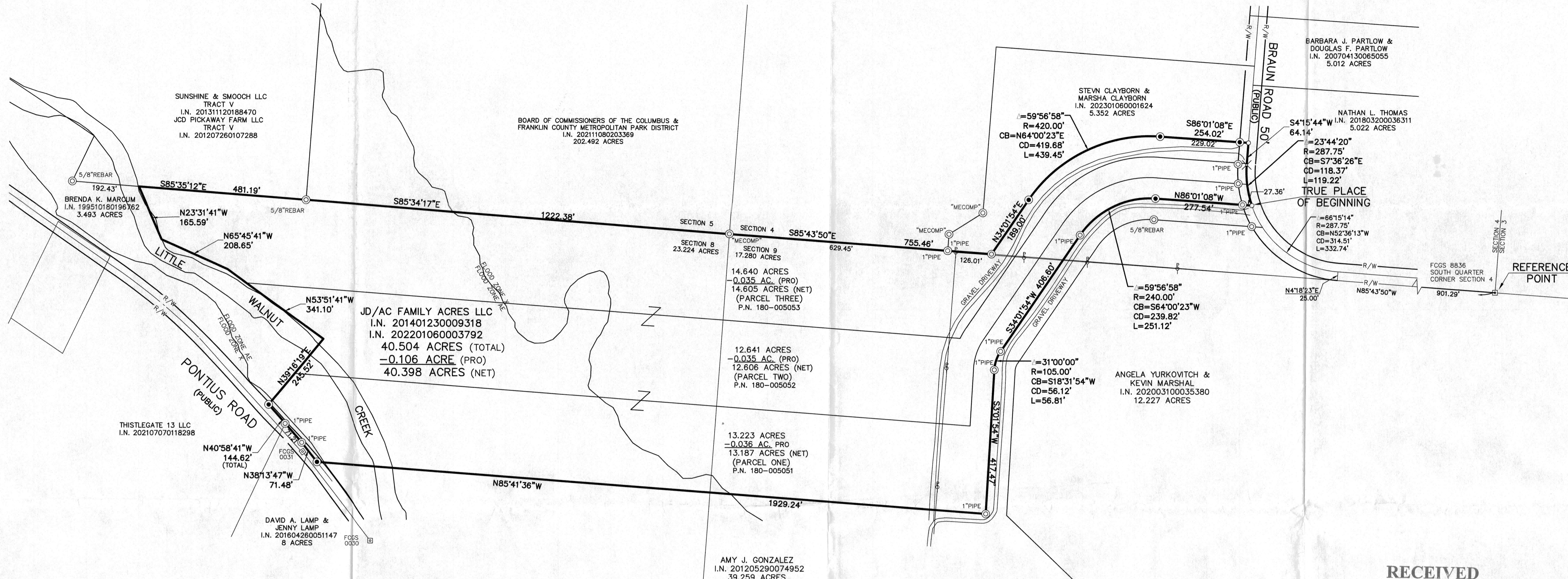
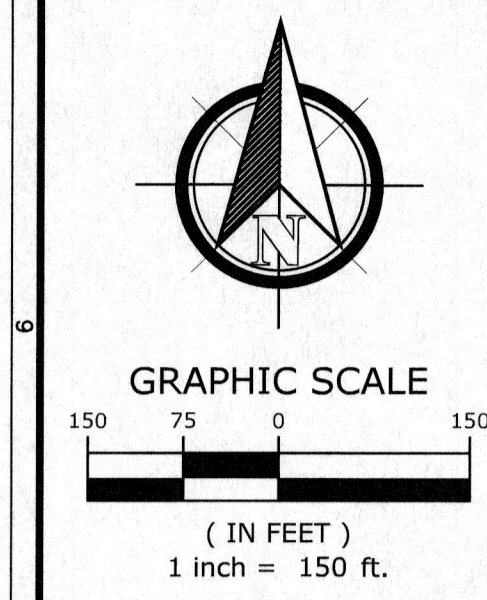


STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF MADISON  
SECTIONS 8 & 9, TOWNSHIP 10, RANGE 21, MATHEW'S SURVEY OF CONGRESS LANDS

PRELIMINARY APPROVAL  
ADAM W. FOWLER, P.E., P.S.  
ajstuart  
04/30/2026 8:54:21 AM  
PENDING ORIGINALS  
\*Submitted via digital format  
Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.



**ARCADIS**  
7575 Hunting Park Dr., Suite 130  
Columbus OH 43235 USA  
tel 614 818 4900 fax 614 818 4901  
arcadis.com

SUBMISSION:

REVISION:

STAMP:

**DESCRIPTION**

Situated in the State of Ohio, County of Franklin, Township of Madison, being located in Sections 8 and 9, Township 10, Range 21, Mathew's Survey of Congress Lands, being all of that 15.201 acre tract (Parcel Three), that 12.641 acre tract (Parcel Two) and that 13.223-acre tract (Parcel One) as conveyed in a deed to JD/AC Family Acres LLC, of record in Instrument No. 201401230009318 and Instrument No. 202201060003792, 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 an Aluminum disk found in a monument box for Franklin County Geodetic Survey Monument No. 8836 located at the southeasterly corner of the southwesterly quarter to Sections 4 and at the P.I. of a curve for the centerline of Braun Road, (50.00 feet in width); thence North 85°35'12" West, along the southerly line of Section 4, a distance of 901.29 feet to a point on the southerly right of way line of Braun Road (50.00 feet in width); thence North 04°18'23" East, through the right of way of Braun Road, a distance of 25.00 feet to a point in the centerline of Braun Road at a point of curvature; thence with an arc of a curve to the right, having a radius of 287.75 feet, a central angle of 66°15'14", an arc length of 332.74 feet, the chord of which bears North 52°36'13" West, a chord distance of 314.51 feet to a mag nail set at the northeasterly corner of that 39.259 acre tract as conveyed in a deed to Amy J. Gonzalez, of record in Instrument No. 201205290074952 and at the TRUE PLACE OF BEGINNING;

Thence along the northerly perimeter of said 39.259-acre tract the following courses:

1. North 86°01'08" West, passing a 1" pipe found in the westerly right of way line of Braun Road at a distance of 27.36 feet, a total distance of 277.54 feet to an iron pin set at a point of curvature;
2. With the arc of a curve to the left having a radius of 240.00 feet, a central angle of 59°56'58", an arc length of 251.12 feet, the chord of which bears South 64°00'23" West, a chord distance of 239.82 feet to a 1" pipe found at a point of tangency;
3. South 34°01'54" West, a distance of 406.60 feet to a 1" pipe found at a point of curvature;
4. With the arc of a curve to the left having a radius of 105.00 feet, a central angle of 31°00'00", an arc length of 56.81 feet, the chord of which bears South 18°31'54" West, a chord distance of 56.12 feet to a 1" pipe found at the point of tangency;
5. South 03°01'54" West, a distance of 417.47 feet to a 1" pipe found;
6. North 85°41'36" West, a distance of 1929.24 feet to an iron pin set in Pontius Road (not in the centerline) 40.00 feet in width at the northwesterly corner of said 39.259-acre tract and in the easterly line of that 8-acre tract as conveyed in a deed to David A. Lamp and Jenny Lamp of record Instrument No. 20160280051147;

Thence North 38°13'47" West, along the easterly line of said 8-acre tract, a distance of 71.48 feet to a 1" pipe found;

Thence North 40°58'41" West, continuing along said easterly line, passing a 1" pipe found at the northwesterly corner of said 8-acre tract, an angle point in the easterly perimeter of that 3.493 acre-tract of land as conveyed in a deed to Brenda K. Marcum, of record in Instrument No. 199510180196762, and the northeasterly corner of that tract of land as conveyed in a deed to Thislegate 13 LLC, of record in Instrument No. 20107070118298, at a distance of 71.21 feet, a total distance of 144.62 feet to an iron pin set;

Thence North 39°16'19" East, continuing along said easterly perimeter and the northerly line of said Thislegate 13 LLC tract, a distance of 245.52 feet to a point in Little Walnut Creek;

Thence continuing along said easterly perimeter and Little Walnut Creek the following courses:

1. North 53°51'41" West, a distance of 341.10 feet to a point;
2. North 65°45'41" West, a distance of 208.65 feet to a point;
3. North 23°31'41" West, a distance of 165.59 feet to a point at the northeasterly corner of said 3.493 acre tract, in the southerly perimeter Tract V as described in a deed to JD Pickaway Farm LLC, of record in Instrument Number 201207260107288 (1/2 interest) and to Sunshine & Smooch LLC, of record in Instrument Number 20131120188470 (1/2 interest) and the common line to Sections 5 and 8;

Thence South 85°35'12" East, along said southerly perimeter and said common line, a distance of 481.19 feet to a 5/8" rebar found at the southeasterly corner of said Tract V and the southwesterly corner of that 202.492 acre tract as conveyed in a deed to the Board of Commissioners of the Columbus and Franklin County Metropolitan Park District, of record in Instrument No. 202111080203569;

Thence South 85°34'17" East, along the southerly perimeter of said 202.492-acre tract and said common line, a distance of 1,222.38 feet to an iron pin found with a plastic cap inscribed "MECOMP" at the common corner to Sections 4, 5, 8 and 9;

Thence South 85°43'50" East, continuing along said southerly perimeter and the common line to Sections 4 and 9, passing a 1" pipe found at the southeasterly corner of said 202.492-acre tract and the southwesterly corner of that 5.352-acre tract as conveyed in a deed to Stevn Clayborn and Marsha Clayborn, of record in Instrument No. 202301060001624 at a distance of 629.45 feet and continuing along the southerly line of said 5.352-acre tract, a total distance of 755.46 feet to a 1" pipe found at an angle point in the southerly perimeter of said 5.352-acre tract;

Thence along the southerly perimeter of said 5.352-acre tract the following courses:

1. North 34°01'54" East, a distance of 189.00 feet to an iron pin set at the point of curvature;
2. With the arc of a curve to the right having a radius of 420.00 feet, a central angle of 59°56'58", an arc length of 439.45 feet, the chord of which bears North 64°00'23" East, a chord distance of 419.68 feet to an iron pin set at the point of tangency;
3. South 86°01'08" East, passing an iron pin set in the westerly right of way line of Braun Road, at a distance of 229.02 feet, a total distance of 254.02 feet to a mag nail set in the centerline of Braun Road at the southeasterly corner of said 5.352-acre tract;

Thence South 04°15'44" West, along said centerline, a distance of 64.14 feet to a railroad spike found at the point of curvature;

Thence continuing along said centerline with the arc of a curve to the left having a radius of 287.75 feet, a central angle of 34°44'20", an arc length of 119.22 feet, the chord of which bears South 07°36'26" East, a chord distance of 118.37 feet to the TRUE PLACE OF BEGINNING and containing 40.504 acre of land of which 0.106 acres lies within the right of way of Braun Road leaving a net acreage of 40.398 acres of land of which 13.223 acres (0.035 Ac. PRO - 13.187 acres net) is all of Franklin County Auditor's Parcel Number 180-005051, 12.641 acres (0.035 Ac. PRO - 12.606 acres net) is all of Franklin County Auditor's Parcel Number 180-005052 and 14.640 acres (0.035 Ac. PRO - 14.605 acres net) is all of Franklin County Auditor's Parcel Number 180-005053.

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83, 2011 adjustment, which establishes a bearing of North 85°43'50" West for the line between Sections 4 and 9.

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

**RECEIVED**  
MAY 11 2026  
FRANKLIN COUNTY ENGINEER  
ADAM W. FOWLER, P.E., P.S.

**LEGEND**

- IRON PIN FOUND (AS NOTED)
- FRANKLIN COUNTY GEODETIC SURVEY (FCGS) MONUMENT FOUND
- UTILITY POLE
- IRON PIN SET 5/8" REBAR 30" LONG "ARCADIS U.S. INC. S-7740"
- RAILROAD SPIKE FOUND

**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, 11, 13, 16, 17 and 19 of Table A thereof. The field work was completed in February 2026.

By: *David L. Chiesa*  
David L. Chiesa  
Registered Surveyor No. 7740

Date: 02/30/26

STATE OF OHIO  
DAVID CHIESA S-7740  
PROFESSIONAL SURVEYOR

**NOTES**

- 1) Property is currently zoned: R-Rural
- 2) Subject property is located in Flood Zones "X" and "AE" according to F.E.M.A. Map No. 39049C0434 dated June 17, 2008.
- 3) Encroachments - none
- 4) No observable evidence of earth moving work, building construction or building additions within recent months.
- 5) No visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- 6) No observable evidence of the subject properties being used as a solid waste dump, sump or sanitary landfill.

**TITLE NOTES**

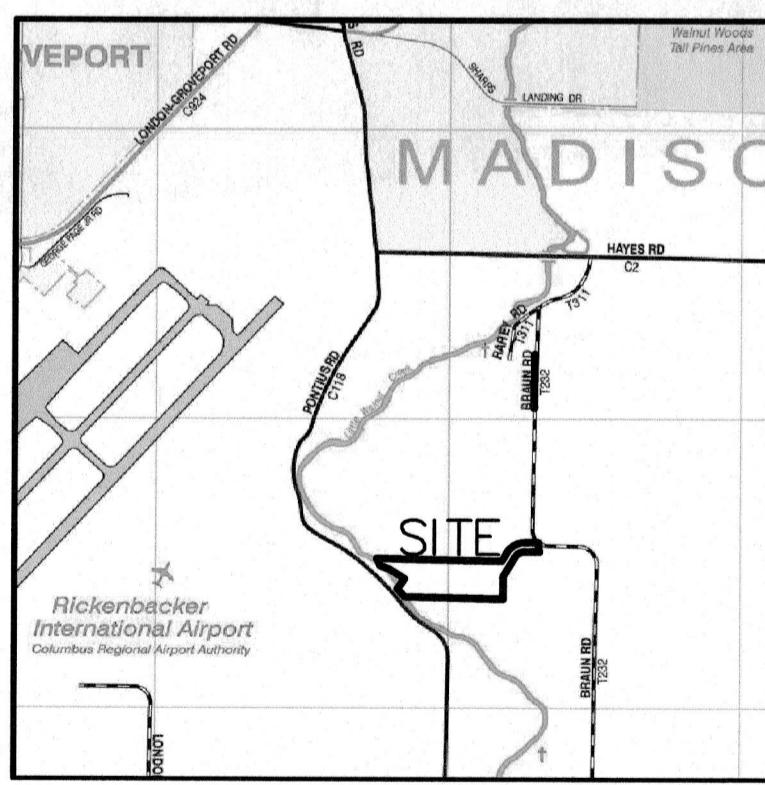
This survey was prepared with the benefit of the title commitment File No. 26981155-TCM, prepared by First American Title Insurance Company, with an effective date of January 6, 2026.

The following items are from the Schedule B - Section II of said commitment:

Item 15) Easement to South Central Power Company of record in Deed Book 3447, Page 44 DOES NOT APPLY TO SUBJECT PROPERTIES.

Item 16) Driveway Easement of record in Official Record Volume 13202, Page D09, DOES APPLY TO SUBJECT PROPERTIES and is plotted.

Item 17) Easement to South Central Power Company of record in Instrument No. 201205290074950, DOES APPLY TO SUBJECT PROPERTIES and is plotted.



**BEARING REFERENCE**

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83, 2011 adjustment, which establishes a bearing of North 85°43'50" West for line between Sections 4 and 9.

**JD/AC FAMILY ACRES LLC**  
BRAUN ROAD  
MADISON TOWNSHIP,  
FRANKLIN COUNTY, OHIO

FIELD	DRAFT	CHECK
KS	DC	DC

IBI NO.: 125880/TASK 38  
DATE: FEBRUARY 2026  
SCALE:  
HORIZONTAL: 1"=150'  
VERTICAL:  
SHEET TITLE:

**ALTA/NSPS LAND TITLE SURVEY**

SHEET NO.: