

PARKER BOUNDARY SURVEYED LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S19°13'17"E	669.48'	L14	S60°18'09"W	397.24'
L2	S52°40'49"E	672.29'	L15	S75°15'55"W	1620.62'
L3	S25°12'45"W	1736.78'	L16	S64°52'13"W	1950.02'
L4	N83°36'33"E	162.52'	L17	N24°54'46"W	2088.18'
L5	S36°31'55"E	98.66'	L18	S65°09'33"W	1310.81'
L6	S70°32'34"E	108.26'	L19	N20°30'52"W	391.02'
L7	N89°11'07"E	280.95'	L20	N66°26'54"E	230.38'
L8	N61°55'11"E	268.52'	L21	N20°30'49"W	286.26'
L9	N87°24'06"E	131.89'	L22	N65°25'13"E	587.02'
L10	S61°31'06"E	197.96'	L23	N24°34'54"W	230.00'
L11	S34°04'33"E	94.98'	L24	N65°25'26"E	120.36'
L12	S23°02'16"E	93.64'	L25	N65°23'13"E	4356.27'
L13	S06°44'53"E	119.84'			

PARKER BOUNDARY DEEDED LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S19°04'10"E	669.17'	L14	S57°35'25"W	398.35'
L2	S52°32'05"E	671.75'	L15	S75°20'34"W	1620.47'
L3	S25°20'49"W	1736.35'	L16	S64°58'15"W	1950.13'
L4	N83°19'44"E	162.36'	L17	N24°47'55"W	2088.80'
L5	S36°08'20"E	99.49'	L18	S65°11'22"W	1312.18'
L6	S70°26'44"E	108.26'	L19	N20°25'50"W	391.02'
L7	N89°17'15"E	280.89'	L20	N66°32'13"E	230.40'
L8	N62°01'10"E	268.42'	L21	N20°25'50"W	286.24'
L9	N87°29'54"E	131.94'	L22	N65°30'00"E	587.00'
L10	S61°26'29"E	197.77'	L23	N24°30'00"W	230.00'
L11	S33°56'50"E	95.05'	L24	N65°30'00"E	120.20'
L12	S22°56'55"E	93.63'	L25	N65°31'30"E	4356.35'
L13	S02°47'00"E	102.09'			

# PLAT OF SURVEY

## 285.902 ACRE (DEEDS), 286.102 ACRE TRACT (SURVEYED)

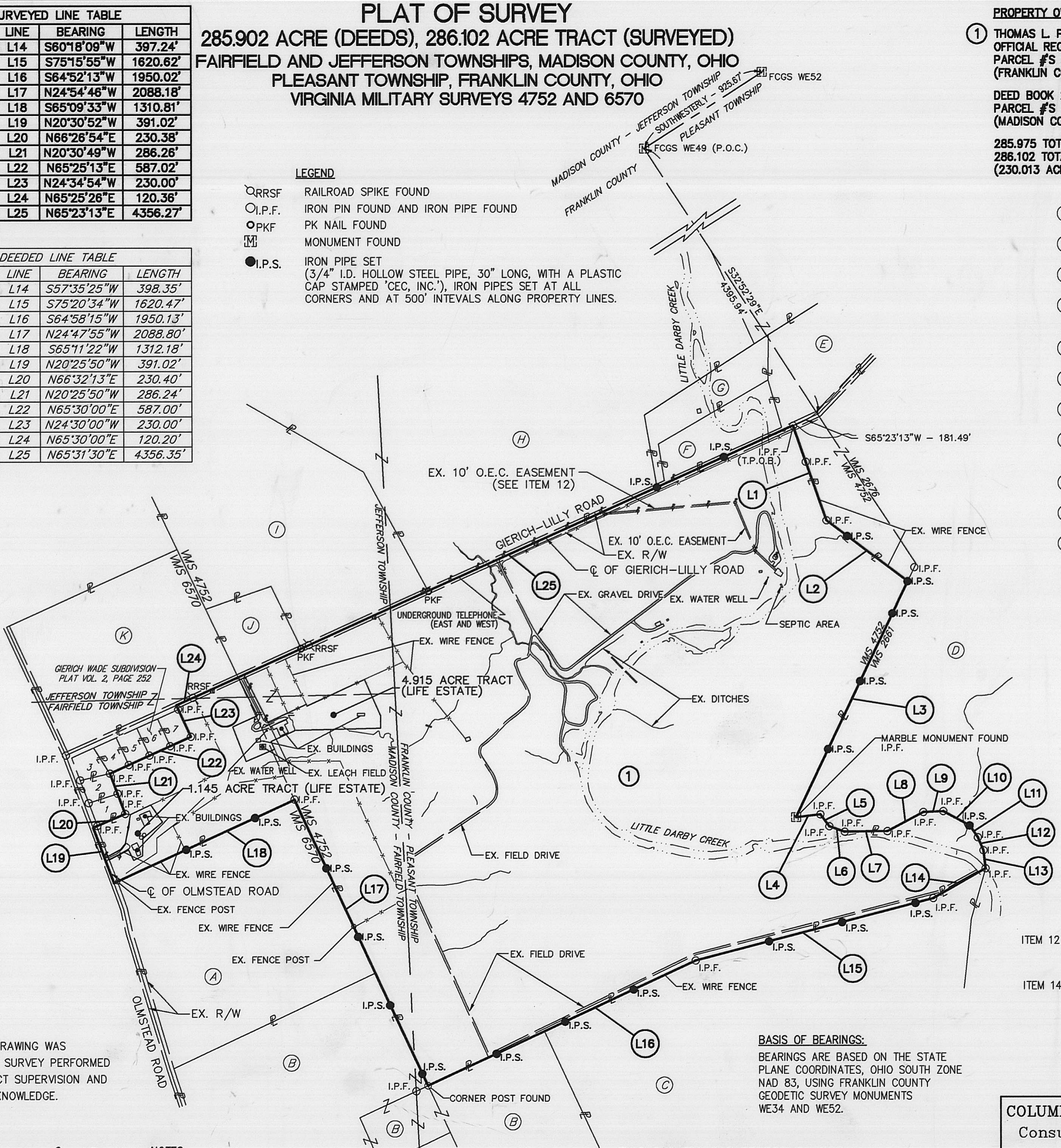
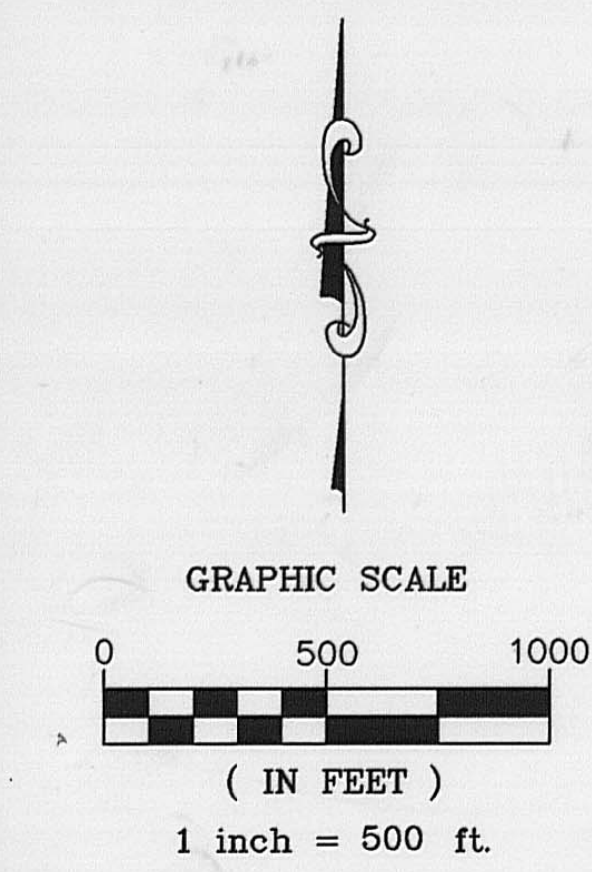
### FAIRFIELD AND JEFFERSON TOWNSHIPS, MADISON COUNTY, OHIO PLEASANT TOWNSHIP, FRANKLIN COUNTY, OHIO VIRGINIA MILITARY SURVEYS 4752 AND 6570

**PROPERTY OWNER**  
 ① THOMAS L. PARKER  
 OFFICIAL RECORD 8965, PAGE J03 AND DEED BOOK 3108, PAGE 554  
 PARCEL #'S 230-001213 AND 230-001203  
 (FRANKLIN COUNTY)

DEED BOOK 271, PAGE 870 AND DEED BOOK 199, PAGE 477  
 PARCEL #'S 07-00488.000 AND 07-00609.000  
 (MADISON COUNTY)

285.975 TOTAL ACRES (DEED)  
 286.102 TOTAL ACRES (SURVEYED)  
 (230.013 ACRES - FRANKLIN CNTY, 56.089 ACRES - MADISON CNTY)

- LEGEND**
- RRSF RAILROAD SPIKE FOUND
  - I.P.F. IRON PIN FOUND AND IRON PIPE FOUND
  - PKF PK NAIL FOUND
  - ⊠ MONUMENT FOUND
  - I.P.S. IRON PIPE SET  
 (3/4" I.D. HOLLOW STEEL PIPE, 30" LONG, WITH A PLASTIC CAP STAMPED 'CEC, INC.'). IRON PIPES SET AT ALL CORNERS AND AT 500' INTERVALS ALONG PROPERTY LINES.



- ADJOINING PROPERTY OWNERS**
- (A) MACK D. STONER AND PATRICIA STONER VOL. 16, PAGE 485 (MADISON COUNTY)
  - (B) PATRICIA STONER VOL. 282, PAGE 0187 (MADISON COUNTY)
  - (C) G.L. & J. FARMS, LTD. (1/3 INTEREST) INSTR.# 200004050066094
  - (D) BOARD OF PARK COMMISSIONERS COLUMBUS AND FRANKLIN COUNTY METROPOLITAN PARK DISTRICT INSTR.# 200106050124399
  - (E) KATHRYN J. WAWTER O.R.V. 028220, PAGE H20
  - (F) RICHARD C. KLEIN, CRAIG A. KLEIN, AND CARL W. KLEIN INSTR.# 200104170079403
  - (G) BLANCHE SHEAF O.R.V. 10186, PAGE F05
  - (H) EDWARD P. SIDNER AND JANE E. SIDNER O.R.V. 21414, PAGE G09 VOL. 294, PAGE 0947 (MADISON COUNTY)
  - (I) JOHN C. URTON BOOK 150, PAGE 1046 (MADISON COUNTY)
  - (J) RAYMOND E. SHIPLEY AND MARIAM E. SHIPLEY VOL. 282, PAGE 0752 (MADISON COUNTY)
  - (K) JOHN C. URTON AND DEBORAH A. URTON O.R.V. 148, PAGE 225 (MADISON COUNTY)

- OTHER SOURCES OF INFORMATION:**
- FRANKLIN COUNTY GIS
  - MADISON COUNTY GIS
  - SURVEY PLAT BOOK 3, PAGE 80-82 (RECORDED SEPT. 16, 1899 F.C.E.O.)
  - PLAT OF LINE BETWEEN SURVEYS 2661 & 4752 (ESTABLISHED APRIL 1896 F.C.E.O.)
  - PLEASANT TOWNSHIP TAX AND VMS MAP (1910 F.C.E.O.)
  - GARDNER ROAD IMP. ROAD NO. 281 ROADWAY PLAN PAGES 8 THRU 11 OF 20 (AUG. 1933 F.C.E.O.)
  - FRANKLIN COUNTY 1950 TAX MAP
  - FRANKLIN COUNTY 1960 TAX MAP
  - PLAT OF THE GERICH STATE ROAD (JAN. 1902 F.C.E.O.)
  - TAX MAP 0-77-A, PLEASANT TWP (JAN. 4, 1991 F.C.E.O.)

THE FOLLOWING ITEMS ARE BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE FIRST AGENCY, INC - COMMITMENT NO. 75152588, EFFECTIVE DATE: AUGUST 19, 2002, AT 7:00 AM SCHEDULE A

- FRANKLIN COUNTY PROPERTY:**
- ITEM 12 EASEMENT TO OHIO EDISON CO. RECORDED IN DEED BOOK 3787, PAGE 537 (AS TO PARCEL #230-001203)
  - ITEM 14 RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE USE OF THE WATERS OF THE LITTLE DARBY CREEK.

**BASIS OF BEARINGS:**  
 BEARINGS ARE BASED ON THE STATE PLANE COORDINATES, OHIO SOUTH ZONE NAD 83, USING FRANKLIN COUNTY GEODETIC SURVEY MONUMENTS WE34 AND WE52.

THIS SURVEY WAS PERFORMED FOR:  
**BOARD OF PARK COMMISSIONERS OF THE COLUMBUS AND FRANKLIN COUNTY METROPOLITAN PARK DISTRICT**

Drawing: P:\PROJ\91245\EXHIBITS\PARKER-EXHIBIT(FULL).DWG

I DO HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED IN OCTOBER 2002 UNDER MY DIRECT SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.  
 STEVEN L. LAMPHEAR DATE 12-19-02  
 REGISTERED PROFESSIONAL SURVEYOR NO. 7876

**NOTES:**  
 ALL REFERENCES HEREON ARE TO RECORDS IN THE RECORDERS OFFICE, FRANKLIN COUNTY, OHIO, UNLESS OTHERWISE STATED.

T.P.O.B. - TRUE POINT OF BEGINNING  
 P.O.C. - POINT OF COMMENCEMENT

96-03

**COLUMBUS ENGINEERING CONSULTANTS, INC.**  
 Consulting Civil Engineers and Surveyors  
 840 Michigan Avenue  
 Columbus, OH 43215  
 TEL (614) 228-3500 FAX (614) 228-3519

**DESCRIPTION OF A 6.060 ACRE LIFE ESTATE  
SOUTH OF GIERICH-LILLY ROAD, EAST OF OLMSTEAD ROAD  
MADISON COUNTY, OHIO**

Situated in the State of Ohio, County of Madison, Fairfield Township, Jefferson Township (Tract Two only), Virginia Military Survey Numbers 6570 and 4752, being a 6.060 acre life estate, of which 1.145 acres is out of the 125.654 acre tract conveyed to Thomas L. Parker by deeds of record in Official Record 08965, Page J-03, Recorder's Office, Franklin County, Ohio and Deed Book 271, Page 870, Recorder's Office, Madison County, Ohio and 4.915 acres is out of the 160.248 acre tract conveyed to Thomas L. Parker by Deed Book 3108, Page 554, Recorder's Office, Franklin County, Ohio and Deed Book 199, Page 477, Recorder's Office, Madison County, Ohio and further shown and delineated upon Plat of Survey (6.060 Acre Life Estate) attached hereto and made a part hereof, said 6.060 acre life estate being more particularly described as follows in Tract One and Tract Two:

**Tract One – 1.145 Acres**

Commencing at a railroad spike found on the centerline of Gierich-Lilly Road at the northeast corner of said 125.654 acre tract conveyed to Thomas L. Parker, said railroad spike also being the northwest corner of said 160.248 acre tract conveyed to Thomas L. Parker;

thence South 65 degrees 25 minutes 26 seconds West, with the centerline of Gierich-Lilly Road, a distance of 921.67 feet to an iron pin found;

thence South 20 degrees 31 minutes 04 seconds East, leaving the said centerline, a distance of 513.71 feet to a point;

thence South 20 degrees 30 minutes 36 seconds East, a distance of 209.75 feet to a point;

thence North 69 degrees 29 minutes 08 seconds East, a distance of 25.00 feet to a point, said point being the **True Point of Beginning** of the tract of land herein described;

thence North 62 degrees 12 minutes 33 seconds East, a distance of 93.81 feet to a point;

thence North 38 degrees 35 minutes 49 seconds East, a distance of 54.41 feet to a point;

thence North 09 degrees 49 minutes 18 seconds East, a distance of 192.57 feet to a point;

thence North 64 degrees 49 minutes 46 seconds East, a distance of 146.86 feet to a point;

thence South 34 degrees 19 minutes 27 seconds East, a distance of 136.16 feet to a point;

thence South 49 degrees 39 minutes 46 seconds West, a distance of 168.41 feet to a point;

thence South 00 degrees 46 minutes 51 seconds West, a distance of 115.34 feet to a point;

thence South 63 degrees 09 minutes 04 seconds West, a distance of 65.89 feet to a point;

thence North 26 degrees 50 minutes 56 seconds West, a distance of 77.48 feet to a point;

thence South 63 degrees 09 minutes 04 seconds West, a distance of 142.40 feet to a point;

thence North 20 degrees 30 minutes 52 seconds West, a distance of 24.83 feet to the **True Point of Beginning**.

Containing 1.145 acres, more or less.

**Tract Two – 4.915 Acres**

Commencing at a railroad spike found on the centerline of Gierich-Lilly Road at the northeast corner of said 125.654 acre tract conveyed to Thomas L. Parker, said railroad spike also being the northwest corner of said 160.248 acre tract conveyed to Thomas L. Parker;

thence North 65 degrees 23 minutes 13 seconds East, with the centerline of Gierich-Lilly Road, a distance of 371.81 feet to a point;

thence South 24 degrees 36 minutes 47 seconds East, leaving the said centerline, a distance of 20.00 feet to a point, said point being the **True Point of Beginning** of the herein described;

thence South 26 degrees 14 minutes 18 seconds East, a distance of 333.86 feet to a point on an existing wood fence; - 49,76544

thence North 65 degrees 02 minutes 36 seconds East, with the existing wood fence, a distance of 279.50 feet to a point on an existing wire fence;

thence South 24 degrees 36 minutes 25 seconds East, with the existing wire fence, a distance of 13.00 feet to a point;

thence North 65 degrees 05 minutes 09 seconds East, continuing with the existing wire fence, a distance of 419.94 feet to a point;

thence South 23 degrees 34 minutes 13 seconds East, leaving the existing wire fence, a distance of 263.17 feet to a point;

thence South 00 degrees 00 minutes 00 seconds West, a distance of 83.00 feet to a point;

thence South 88 degrees 40 minutes 06 seconds West, a distance of 563.50 feet to a point;

thence South 65 degrees 22 minutes 54 seconds West, a distance of 177.17 feet to a point;

thence South 24 degrees 29 minutes 08 seconds East, a distance of 56.69 feet to a point;

thence South 66 degrees 11 minutes 41 seconds West, a distance of 204.56 feet to a point;

thence North 20 degrees 51 minutes 58 seconds West, a distance of 245.96 feet to a point;

thence North 65 degrees 13 minutes 57 seconds East, a distance of 178.47 feet to a point;

thence North 26 degrees 12 minutes 06 seconds West, a distance of 266.71 feet to a point;

thence North 65 degrees 23 minutes 13 seconds East, a distance of 42.76 feet to the **True Point of Beginning**.

Containing 4.915 acres, more or less.

Said 1.145 acres is contained within Auditor's Parcels Numbers 07-00468.000, Madison County, Ohio.

Said 4.915 acres is contained within Auditor's Parcels Numbers 07-00609.000, Madison County, Ohio.


Subject to all applicable easements, conditions, restrictions and rights-of-way of record.

Bearings are based on the State Plane Coordinates, Ohio South Zone, NAD 83, using the Franklin County Geodetic Survey Monuments WE34 and WE52.

All references herein are to records in the Recorder's Office, Madison County, Ohio, unless otherwise stated.

The herein description was based on an actual field survey made in October 2002, and prepared under the direct supervision of Steven L. Lamphear, Professional Registered Surveyor No. 7876.

COLUMBUS ENGINEERING CONSULTANTS, INC.  
840 Michigan Avenue  
Columbus, Ohio 43215

 12-18-02  
\_\_\_\_\_  
Steven L. Lamphear Date  
Professional Registered Surveyor No. 7876



**EXHIBIT A**  
**DESCRIPTION OF A 286.102 ACRE TRACT**  
**SOUTH OF GIERICH-LILLY ROAD, EAST OF OLMSTEAD ROAD**  
**FRANKLIN COUNTY, OHIO AND MADISON COUNTY, OHIO**

Situated in the State of Ohio, Jefferson Township, Madison County and Pleasant Township, Franklin County, Virginia Military Survey Numbers 4752 and 6570, and being the 125.654 acre tract as conveyed to Thomas L. Parker by deeds of record in Official Record 08965, Page J-03, Recorder's Office, Franklin County, Ohio and Deed Book 271, Page 870, Recorder's Office, Madison County, Ohio and being the 160.248 acre tract as conveyed to Thomas L. Parker by Deed Book 3108, Page 554, Recorder's Office, Franklin County, Ohio and Deed Book 199, Page 477, Recorder's Office, Madison County, Ohio, said tracts of land being combined for a total acreage of 285.902 acres (deeds) 286.102 acres (surveyed) and further shown and delineated upon Exhibit B attached hereto and made a part hereof, said tracts being more particularly described as follows:

Commencing at Franklin County Engineers Monument WE49, said monument being southwesterly, along the Franklin and Madison County line, a distance of 925.67 feet from Franklin County Engineers Monument WE52;

thence South 32 degrees 52 minutes 29 seconds East, leaving the Franklin and Madison County line, a distance of 4395.94 feet to a point;

thence South 65 degrees 23 minutes 13 seconds West, continuing with the said centerline of Gierich-Lilly Road, a distance of 181.49 feet to an Iron Pin found on the centerline of said Gierich-Lilly Road, said iron pin being the **True Point of Beginning** of the tract of land herein described;

thence South 19 degrees 13 minutes 17 seconds East, leaving the said centerline of Gierich-Lilly Road and with the westerly line of a tract of land conveyed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District by deed of record in Instrument Number 200106050124399, passing an Iron Pin found at 255.65 feet, a total distance of 669.48 feet to an Iron Pin found;

thence South 52 degrees 40 minutes 49 seconds East, continuing with the aforementioned westerly line of the Board of Park of the Commissioners of the Columbus and Franklin County Metropolitan Park District tract, passing an Iron Pipe set at 172.29 feet, a total distance of 672.29 feet to an Iron Pipe set;

thence South 25 degrees 12 minutes 45 seconds West, continuing with the said westerly property line of the Board of Park of the Commissioners Columbus and Franklin County Metropolitan Park District, passing Iron Pipes set at 236.78 feet, 736.78 feet and at 1236.78 feet, a total distance of 1,736.78 feet to a marble monument found;

thence continuing with the said westerly line of the Board of Park of the Commissioners Columbus and Franklin County Metropolitan Park District tract for the next ten courses:

- 1.) North 83 degrees 36 minutes 33 seconds East, a distance of 162.52 feet to an Iron Pin found;
- 2.) South 36 degrees 31 minutes 55 seconds East, a distance of 98.66 feet to an Iron Pin found;
- 3.) South 70 degrees 32 minutes 34 seconds East, a distance of 108.26 feet to an Iron Pin found;
- 4.) North 89 degrees 11 minutes 07 seconds East, a distance of 280.95 feet to an Iron Pin found;
- 5.) North 61 degrees 55 minutes 11 seconds East, a distance of 268.52 feet to an Iron Pin found;

- 6.) North 87 degrees 24 minutes 06 seconds East, a distance of 131.89 feet to an Iron Pin found;
- 7.) South 61 degrees 31 minutes 06 seconds East, a distance of 197.96 feet to an Iron Pipe set;
- 8.) South 34 degrees 04 minutes 33 seconds East, a distance of 94.98 feet to an Iron Pin found;
- 9.) South 23 degrees 02 minutes 16 seconds East, a distance of 93.64 feet to an Iron Pin found;
- 10.) South 06 degrees 44 minutes 53 seconds East, a distance of 119.84 feet to an Iron Pin found;

thence South 60 degrees 18 minutes 09 seconds West, leaving the said westerly line of the Board of Park of the Commissioners Columbus and Franklin County Metropolitan Park District tract and with the northerly line of a tract of land conveyed to G.L. & J. Farms, Ltd. (1/3 Interest) by deed of record in Instrument Number 200004050066094, a distance of 397.24 feet to an Iron Pin found;

thence South 75 degrees 15 minutes 55 seconds West, continuing with the said northerly line of the G.L. & J. Farms, Ltd. (1/3 Interest) tract, passing Iron Pipes set at 120.83 feet, 620.83 feet, and at 1120.83 feet, a total distance of 1,620.62 feet to an Iron Pin found;

thence South 64 degrees 52 minutes 13 seconds West, continuing with the said northerly line of the G.L. & J. Farms, Ltd. (1/3 Interest), passing Iron Pipes set at 450.32 feet, 950.32 feet, and at 1450.32 feet, a total distance of 1,950.02 feet to a point, said point being 1.161 feet west and 0.674 feet south of a corner post found (disturbed), said point also being 85.00 feet northeasterly from an Iron Pin found, as shown on "Plat of Line Between Franklin and Madison Counties", recorded September 16, 1899;

thence North 24 degrees 54 minutes 46 seconds West, with the easterly line of a tract of land conveyed Patricia Stoner by deed of record in Vol. 282, Page 0187 (Madison County), passing Iron Pipes set at 88.18 feet, 588.18 feet, 1088.18 feet, and at 1588.18 feet, a total distance of 2,088.18 feet to an Iron Pin found;

thence South 65 degrees 09 minutes 33 seconds West, with the northerly line of a tract of land conveyed to Mack D. Stoner and Patricia Stoner by deed of record in Vol. 16, Page 485 (Madison County), passing Iron Pipes set at 285.74 feet and 785.74 feet, a total distance of 1,310.81 feet to a point on the centerline of Olmstead Road;

thence North 20 degrees 30 minutes 52 seconds West, with the centerline of Olmstead Road, a distance of 391.02 feet to a point at the southwesterly corner of the Gierich Wade Subdivision by plat of record in Plat Vol. 2, Page 252 (Madison County);

thence leaving the said centerline of Olmstead Road and with the boundary of the Gierich Wade Subdivision for the next four courses:

- 1.) North 66 degrees 26 minutes 54 seconds East, passing an Iron Pin found at 30.16 feet, a total distance of 230.38 feet to an Iron Pin found;
- 2.) North 20 degrees 30 minutes 49 seconds West, passing an Iron Pin found at 143.21 feet, a total distance of 286.26 feet to an Iron Pin found;
- 3.) North 65 degrees 25 minutes 13 seconds East, passing Iron Pins found at 136.99 feet, 287.00 feet, and at 436.99 feet, a total distance of 587.02 feet to an Iron Pin found;
- 4.) North 24 degrees 34 minutes 54 seconds West, passing an Iron Pin found at 199.95 feet, a distance of 230.00 feet to a point on the said centerline of said Gierich-Lilly Road;

thence North 65 degrees 25 minutes 26 seconds East, with the centerline of Gierich-Lilly Road, a distance of 120.36 feet to a railroad spike found;

thence North 65 degrees 23 minutes 13 seconds East, continuing with the said centerline of Gierich-Lilly Road, passing a PK nail found at 785.37 feet, a railroad spike found at 841.44 feet, a Pk nail found at 1708.68 feet, an Iron Pipe set at 3370.95 feet, and an Iron Pipe set at 3856.27 feet, a total distance of 4,356.27 feet to the **True Point of Beginning**.

Containing 286.102 acres, more or less. Of the 286.102 acres, 230.013 acres, more or less, are contained within Auditor's Parcel Numbers 230-001213 and 230-001203, Franklin County, Ohio and 56.089 acres, more or less, are contained within Auditor's Parcels Numbers 07-00468.000 and 07-00609.000 Madison County, Ohio.

Subject to all applicable easements, conditions, restrictions and rights-of-way of record.

Bearings are based on the State Plane Coordinates, Ohio South Zone, NAD 83, using the Franklin County Geodetic Survey Monuments WE34 and WE52.

All Iron Pipes set are ¾" I.D. hollow steel pipe, 30" long, with a plastic cap stamped 'CEC, INC.'

All references herein are to records in the Recorder's Office, Franklin County, Ohio, unless otherwise stated.

The herein description was based on an actual field survey made in October 2002, and prepared under the direct supervision of Steven L. Lamphear, Professional Registered Surveyor No. 7876.

COLUMBUS ENGINEERING CONSULTANTS, INC.

840 Michigan Avenue  
Columbus, Ohio 43215

 12-4-02  
Steven L. Lamphear Date  
Professional Registered Surveyor No. 7876

