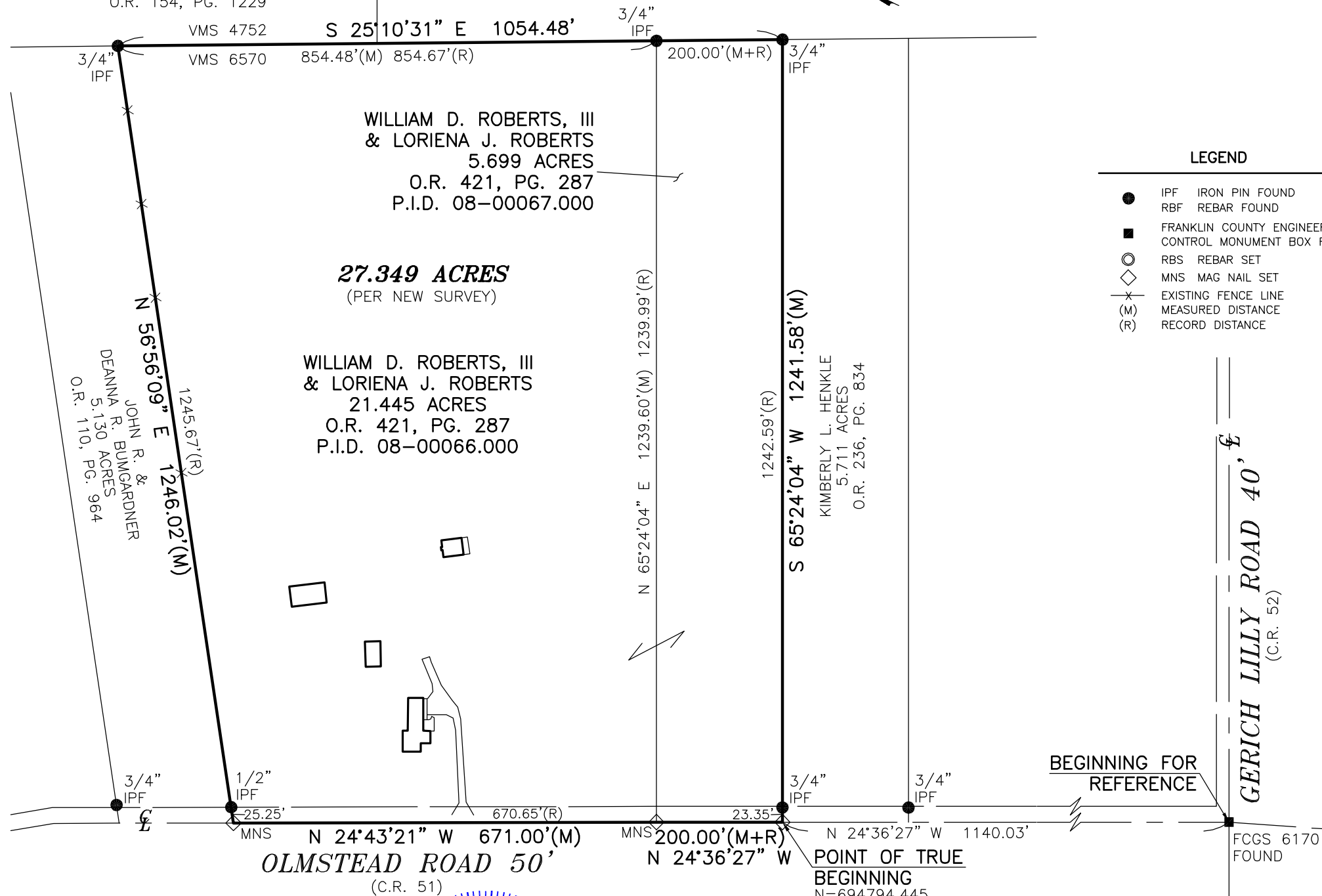


BOARD OF PARK COMMISSIONERS OF  
THE COLUMBUS AND FRANKLIN  
COUNTY METROPOLITAN PARK DISTRICT  
305.390 ACRES  
O.R. 154, PG. 1229

JOHN C. &  
DEBORAH A. URTON  
43.9056 ACRES  
O.R. 150, PG. 1046

SURVEY OF  
**27.349 ACRES**  
LYING IN  
VIRGINIA MILITARY SURVEY  
NO. 6570  
TOWNSHIP OF JEFFERSON, COUNTY OF MADISON  
STATE OF OHIO



**LEGEND**

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- FRANKLIN COUNTY ENGINEER CONTROL MONUMENT BOX FOUND
- RBS REBAR SET
- ◇ MNS MAG NAIL SET
- ✕ EXISTING FENCE LINE
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE

**BASIS OF BEARINGS:**

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE CENTERLINE OF OLMSTEAD ROAD, HAVING A BEARING OF NORTH 24°36'27" WEST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

**NOTE:**

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

**FLOOD NOTE:**

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39097C 0167D & 0175D, WITH AN EFFECTIVE DATE OF 6/18/2010, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**SURVEY REFERENCES:**

TAX MAP  
SURVEY JE-40  
SURVEY 7-03  
SURVEY 41-03  
FRANKLIN COUNTY ENGINEER DATA

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN APRIL OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

*Scott D. Grundel* 5/15/24

SCOTT D. GRUNDEI, P.S.  
REGISTERED SURVEYOR NO. 8047

DATE



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 200 ft.



690 LAKEVIEW PLAZA BLVD. SUITE A  
WORTHINGTON OH. 43085  
PHONE: (614) 485-9000  
WWW.LANDMARKSURVEY.COM

REV: 5/15/24 DATE: 5/10/24 FILE NO. SLF24-JB027-SPL

DRAWN BY: DJH

**DESCRIPTION OF 27.349 ACRES  
LYING NORTH OF GERICH LILLY ROAD  
AND EAST OF OLMSTEAD ROAD**

Situated in the State of Ohio, County of Madison, Township of Jefferson, being part of Virginia Military Survey No. 6570, and being all of a 21.445 acre tract (P.I.D. 08-00066.000) and all of a 5.699 acre tract (P.I.D. 08-00067.000) conveyed to William D. Roberts, III and Loriena J. Roberts, by deed of record in Official Record 421, Page 287, Recorder's Office, Madison County, Ohio, and being bounded and more particularly described as follows:

Beginning for reference, at Franklin County Engineer Control Monument FCGS 6170 found, at the centerline intersection of Olmstead Road (50 feet wide, County Road 51), and Gerich Lilly Road (40 feet wide, County Road 52);

Thence North  $24^{\circ}36'27''$  West, a distance of 1140.03 feet, along the centerline of said Olmstead Road, to a MAG nail set, at the southwesterly corner of said 5.699 acre tract, and the northwesterly corner of a 5.711 acre tract conveyed to Kimberly L. Henkle, by deed of record in Official Record 236, Page 834, and being the **Point of True Beginning**;

Thence North  $24^{\circ}36'27''$  West, a distance of 200.00 feet, along the westerly line of said 5.699 acre tract, and the centerline of said Olmstead Road, to a MAG nail set, in a angle point in said road, at the northwesterly corner of said 5.699 acre tract, and the southwesterly corner of said 21.445 acre tract;

Thence North  $24^{\circ}43'21''$  West, a distance of 671.00 feet, along the westerly line of said 21.445 acre tract, and the centerline of said Olmstead Road, to a MAG nail set, at the northwesterly corner of said 21.445 acre tract, and the southwesterly corner of a 5.130 acre tract conveyed to John R. and Deanna R. Bumgardner, by deed of record in Official Record 110, Page 964;

Thence North  $56^{\circ}56'09''$  East, a distance of 1246.02 feet, along the line common to said 21.445 acre and 5.130 acre tracts, to a 3/4 inch iron pin found, at the easterly common corner of said 21.445 acre and 5.130 acre tracts, and on the westerly line of a 305.390 acre tract conveyed to the Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District, by deed of record in Official Record 154, Page 1229;

Thence South  $25^{\circ}10'31''$  East, passing a 3/4 inch iron pin at a distance of 854.48 feet, a distance of 1054.48 feet, along the easterly line of said 21.445 acre and 5.699 acre tracts, along the westerly line of said 305.390 acre tract, and the westerly line of a 43.9056 acre tract conveyed to John C. and Deborah A. Urton, by deed of record in Official Record 150, Page 1046, to a 3/4 inch iron pin found, at the easterly common corner of said 5.699 acre and 5.711 acre tracts;

Thence South  $65^{\circ}24'04''$  West, a distance of 1241.58 feet, along the line common to said 5.699 acre and 5.711 acre tracts, to the **Point of True Beginning**, containing 27.349 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS). Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the centerline of Olmstead Road, having a bearing of North  $24^{\circ}36'27''$  West and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in April of 2024.



LANDMARK SURVEY GROUP, INC.

*Scott D. Grundei* 5/14/24  
Scott D. Grundei, P.S. Date  
Registered Surveyor No. 8047