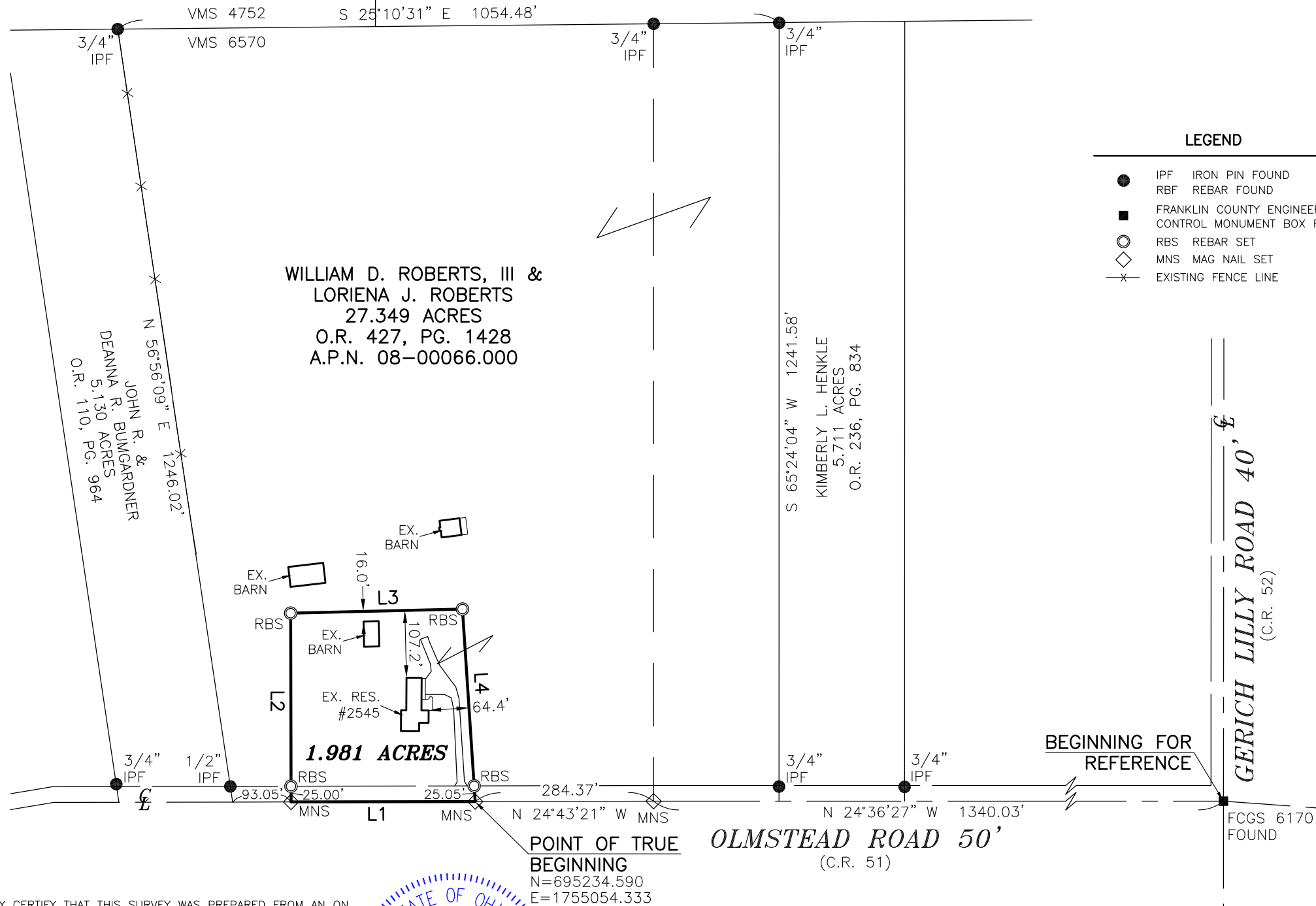


BOARD OF PARK COMMISSIONERS OF  
THE COLUMBUS AND FRANKLIN  
COUNTY METROPOLITAN PARK DISTRICT  
305.390 ACRES  
O.R. 154, PG. 1229

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

SURVEY OF  
**1.981 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
- x- EXISTING FENCE LINE

**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\"/>

**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\"/>

**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:**

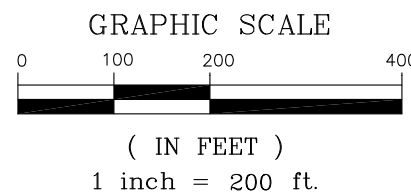
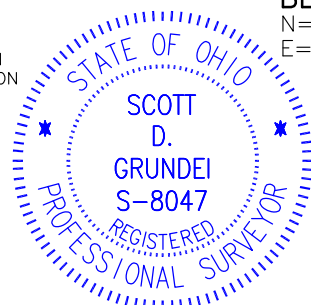
TAX MAP  
SURVEY JE-40  
SURVEY 7-03  
SURVEY 41-03  
FRANKLIN COUNTY ENGINEER DATA

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* 7/11/24

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

DATE



**LINE TABLE:**

LINE	BEARING	DISTANCE
L1	N 24°43'21\"/>	

**DESCRIPTION OF 1.981 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 part of a 27.349 acre tract (A.P.N. 08-00066.000) conveyed to William D. Roberts, III and Loriena J. Roberts, by deed of record in Official Record 427, Page 1428, 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 1340.03 feet, along the centerline of said Olmstead Road, and the westerly line of said 27.349 acre tract, to a MAG nail set, at an angle point in said road;

Thence North  $24^{\circ}43'21''$  West, a distance of 284.37 feet, along the westerly line of said 27.349 acre tract, and the centerline of said Olmstead Road, to a MAG nail set, and the **Point of True Beginning**;

Thence North  $24^{\circ}43'21''$  West, a distance of 293.58 feet, along the westerly line of said 27.349 acre tract, and the centerline of said Olmstead Road, to a MAG nail set;

Thence with the following three courses and distances, across said 27.349 acre tract:

- 1) North  $65^{\circ}16'39''$  East, a distance of 300.98 feet, passing a rebar set at a distance of 25.00 feet, to a rebar set;
- 2) South  $25^{\circ}57'39''$  East, a distance of 273.98 feet, to a rebar set;
- 3) South  $61^{\circ}36'40''$  West, a distance of 307.53 feet, passing a rebar set at a distance of 282.48 feet, to the **Point of True Beginning**, containing 1.981 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. Grunde*  
\_\_\_\_\_  
Scott D. Grunde, P.S.  
Registered Surveyor No. 8047

7/11/24  
Date