

NICHOLAS J. COUGHLIN
 18.1818% Int.
 61.308 AC.
 O.R. 354, PG. 1042

THE BOARD OF PARK COMMISSIONERS OF THE COLUMBUS AND
 FRANKLIN COUNTY METROPOLITAN PARK DISTRICT
 88.398 AC.
 O.R. 114, PG. 2532

TIME WARNER CABLE MIDWEST LLC
 3.84 AC.
 O.R. 281, PG. 1495
 Par. #08-01025.000

HEADINGS PROPERTIES, LLC
 2.59 AC.
 O.R. 355, PG. 1362

3.843± AC
 BY SURVEY

POINT OF BEGINNING
 CL STA 37+00
 Mag Nail Set
 N: 722356.76
 E: 1754949.41

BOARD OF COUNTY COMMISSIONERS OF
 MADISON COUNTY, OHIO
 PAR 59WD 0.147 AC
 D.B. 226, PG. 197

CL CURVE DATA
 R=3,819.72'
 Δ=3°00'00" Lt.
 ARC=200.00'
 T=100.02'
 P.I. STA=36+00.02

THE BOARD OF PARK COMMISSIONERS
 OF THE COLUMBUS AND FRANKLIN
 COUNTY METROPOLITAN PARK DISTRICT

BOARD OF COUNTY COMMISSIONERS OF
 MADISON COUNTY, OHIO
 PAR 59BWD 0.497 AC
 D.B. 226, PG. 197

BOARD OF COUNTY COMMISSIONERS OF
 MADISON COUNTY, OHIO
 PAR 59B 0.249 AC
 D.B. 226, PG. 197

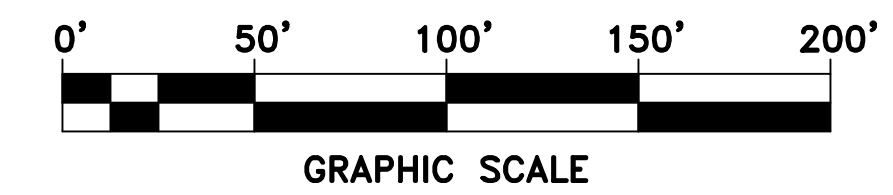
BOARD OF COUNTY COMMISSIONERS OF
 MADISON COUNTY, OHIO
 PAR 60WL 0.218 AC
 D.B. 226, PG. 197

TANGLEWOOD 6821, LLC
 PAR. 1, 50.101 AC.
 O.R. 363, PG. 1358
 Par. #08-0030.000

Situated in the State of Ohio, County of Madison, Township of Jefferson, in
 V.M.S. No. 2680, being all of that 3.84 acre tract conveyed to TIME WARNER
 CABLE MIDWEST LLC of record in Official Record 281, Page 1495 in the
 Recorder's Office, Madison County, Ohio.

LEGEND

- △ Pony Spike Fd.
- I.P.Fd. ● Iron Pin Fd.
- Mag Nail Set
- I.P.S. ○ 5/8" Rebar, 30" long, with plastic cap stamped "SITE ENG INC"



Survey References

- ODOT Plan MAD-70-11.00
- S.R. 71-19
- S.R. JE-37
- S.R. 160-17
- S.R. 33-20
- DEEDS SHOWN HEREON

This plat was prepared from actual field survey during June 2020.
 Bearings are used for the determination of angles only. For the purpose of this survey bearings are referenced to the Ohio State Plane Coordinate System NAD83 (2011).
 The iron pins set (I.P.S.) are 5/8" rebars, 30" long with yellow plastic caps stamped "SITE ENG INC".

SITE ENGINEERING, INC.

By *Mark A. Hazel* 6-17-2020
 Professional Surveyor No. 7039



REFERENCE POINT
 OF BEGINNING

MONUMENT BOX FD

C.R. 49
 HIGH FREE PIKE

SITE ENGINEERING
 Incorporated
 Civil Engineers & Surveyors

7453 East Main Street
 Reynoldsburg, OH 43068
 Phone : (614) 759-9900
 Fax : (614) 759-9902
 eMail : siteeng@ameritech.net

**WWF INVESTMENTS / D.B.A.
 FYDA FREIGHTLINER**

MADISON COUNTY OHIO. S.R. 142 & I-70

PLAT OF SURVEY

DATE: JUNE 2020
 SCALE: 1"=50'
 DRAWN BY: S.E.I.
 CHECKED BY: M.A.H.
 JOB NO.: 4074

SHEET: 1 / 1

SEI FILE NO. 4074
PROPERTY DESCRIPTION
JUNE 17, 2020

Situated in the State of Ohio, County of Madison, Township of Jefferson, in V.M.S. No. 2680, being all of that 3.84 acre tract conveyed to TIME WARNER CABLE MIDWEST LLC of record in Official Record 281, Page 1495 (all references are to the records in the Recorder's Office, Madison County, Ohio) and being more particularly described as follows:

Beginning for reference, at a monument box found at the centerline intersection of Plain City Georgesville Road, U.S. Route 142, (C.R. 7 and F.K.A. East Pike) with the centerline of High Free Pike (C.R. 49);

Thence North $12^{\circ} 29' 13''$ West 2,609.63 feet along the centerline of said U.S. Route 142 to a Mag Nail set at the P.I. of a curve in the centerline of said road, shown as Sta. 36+00.02 on O.D.O.T. Right-of-Way Plans No. MAD-70-11.00;

Thence North $15^{\circ} 26' 16''$ West 100.02 feet, continuing along the tangent line for the centerline of said road, to a Mag Nail set at centerline station 37+00, being a southeasterly corner of said 3.84 acre tract and a corner of Parcel 59WD conveyed to the Board of County Commissioners of Madison County, Ohio of record in Deed Book 226, Page 197, THE TRUE POINT OF BEGINNING;

Thence South $74^{\circ} 33' 44''$ West 30.00 feet, along the northerly line of said Parcel 59WD, to an iron pin set;

Thence South $08^{\circ} 55' 30''$ East 49.85 feet, along a westerly line of said Parcel 59WD, to an iron pin set at the northeasterly corner of that 0.497 acre Parcel 59BWD for a service road along said S.R. 142, conveyed to the Board of County Commissioners of Madison County, Ohio of record in Deed Book 226, Page 197;

Thence South $75^{\circ} 18' 44''$ West 74.67 feet, along the northerly line of said Parcel 59BWD, to an iron pin set (Sta 36+50, 110' Lt) at a corner of said Parcel 59BWD;

Thence South $11^{\circ} 41' 43''$ East 86.52 feet, along a westerly line of said Parcel 59BWD, to an $3/4''$ hollow iron pin found 0.2' below grade, at a corner of that 50.101 acre Parcel 1 conveyed to TANGLEWOOD 6821, LLC of record in Official Record 363, Page 1358;

Thence the following three (3) courses being along the common lines between said 51.101 acre tract and said 3.84 acre tract:

- 1) South $57^{\circ} 47' 52''$ West 288.74 feet, to a $3/4''$ hollow iron pin found 0.2' below grade;
- 2) Thence North $15^{\circ} 27' 29''$ West 449.94 feet, to an iron pin set;
- 3) Thence North $57^{\circ} 45' 40''$ East 410.10 feet, passing a $3/4''$ hollow iron pin found 0.2' below grade, at 383.76 feet, to a pony spike found on the centerline of said Plain City Georgesville Road (50 feet wide right-of-way);

Thence South $15^{\circ} 26' 16''$ East 350.30 feet, to the TRUE POINT OF BEGINNING, containing **3.843** acres, more or less, subject to any easements, restrictions or rights-of-way of previous record, being all of Madison County Auditor's Tax Parcel # 08-01025.000

Bearings are referenced to Ohio State Plane Coordinate System NAD83 (2011). The iron pins set are $5/8''$ rebars 30" long with yellow plastic caps stamped "SITE ENG INC."

The above description was prepared from an actual field survey during December, 2019 and June 2020 by Site Engineering, Inc.

SITE ENGINEERING, INC.

By Mark A. Hazel, P.S.
Mark A. Hazel, P.S. #7039

6-17-2020
Date

