

City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0013-2025

File Number: ORD-0013-2025

**AN ORDINANCE TO ACCEPT THE DEDICATION OF 0.057 ACRES OF
RIGHT-OF-WAY EXTENSION FROM PARCEL NO. 025-012951 LOCATED OFF OF
CLIFFVIEW DRIVE FOR THE PURPOSE OF FACILITATING A FUTURE LOT SPLIT
FOR THE CONSTRUCTION OF A REGULATOR STATION BY COLUMBIA GAS OF
OHIO, INC**

WHEREAS, Columbia Gas of Ohio, Inc. is proposing a pipeline replacement project known as the North Columbus High Pressure ("NCHP") Pipeline Project, which will involve the installation of approximately 19,000 feet of 24-inch diameter pipeline through the City of Gahanna, with field construction anticipated to begin in 2026; and

WHEREAS, Columbia Gas of Ohio, Inc. is in the process of acquiring a portion of Parcel No. 025-000406 for the construction of a regulator station accessible off of Cliffview Drive; and

WHEREAS, pursuant to City Code, landlocked parcels are prohibited, and in order to facilitate the creation of the lot necessary for the regulator station, an extension of public right-of-way is required along Cliffview Drive to provide the necessary frontage; and

WHEREAS, the Administration has requested that City Council accept a dedication of 0.057 acres of right-of-way from property owned by the City of Gahanna, identified as Parcel No. 025-012951, in order to provide the necessary public street frontage for a future lot split.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:

Section 1. This Council hereby accepts the dedication of 0.057 acres of right-of-way extension from Parcel No. 025-012951, located off of Cliffview Drive, as described and depicted in EXHIBITS A, B, C, and D, attached hereto and incorporated herein, for the purpose of facilitating a future lot split necessary for the construction of a regulator station by Columbia Gas of Ohio, Inc.

Section 2. That this ordinance shall be in full force and effect after passage by this Council and 30 days after signature of approval by the Mayor.

At a regular meeting of the City Council on April 21, 2025, a motion was made by Schnetzler, seconded by Renner, that the Ordinance be Adopted. The vote was as follows:

Ms. Bowers, yes; Ms. Jones, yes; Ms. McGregor, yes; Ms. Padova, yes;
Mr. Renner, yes; Mr. Schnetzler, yes; Mr. Weaver, yes.

President

Merisa K. Bowers
Merisa K. Bowers

Date

4/21/25

Attest by Jeremy A. Van Meter
Jeremy A. VanMeter
Clerk of Council

Date 4/22/2025

Approved by the Mayor Laurie A. Jadwin
Laurie A. Jadwin

Date 4.21.2025

Approved as to Form PDT
Priya D. Tamilarasan
City Attorney

Date 4/21/25

EXHIBIT A
CLIFFVIEW DRIVE EXTENSION (0.057 ACRES)

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Quarter Township 4, Township 1 North, Range 17 West, United States Military District, being a part of an 11.071 acre parcel of land as conveyed to the City of Gahanna in Instrument# 200310140330157, as recorded in Records office, Franklin County, Ohio, and being more particularly described as follows:

Commencing in an iron rod set in the intersection of the Easterly right-of-way of Cliffview Dr. (50' ROW P.B. 26 pg. 21) and the Southwesterly corner of Lot 52 of Gramercy Park Estates as shown in P.B. 26 PG.21, Also being in a Northwesterly corner of a 36.359 acre parcel conveyed (by Deed) to Shepard Church of the Nazarene, an Ohio corporation in Deed Book 2381, Page 556, being THE TRUE POINT OF BEGINNING of the herein described parcel THENCE;

1. Leaving said intersection, and in a Westerly line of said Shepard Church, South 04° 41' 38" West, 50.00 feet to an iron rod set in the Southeasterly corner of the said City of Gahanna tract, THENCE;
 2. Leaving said Westerly line and in said Southerly line, North 85° 16' 34" West, passing an iron rod set at 25.03 feet, a total distance of 50.00 feet to a point, THENCE;
 3. Through and across said City of Gahanna's tract, North 04° 41' 38" West, 50.00 feet to a point in the Southeasterly corner of Lot 51 of said Gramercy Park Estates, THENCE;
- In the Southerly Line of said Gramercy Park Estates and the Northerly line of said City of Gahanna's tract, South 85° 16' 34" East, 50.00 feet to THE TRUE POINT OF BEGINNING of the herein described tract, containing 2,500.00 Sq. Ft. or 0.057 Acres of land.

Subject to all legal highways, easements and restrictions of record.

Prior Deeds: Instrument# 200310140330157

All references to "iron rod set" are intended to indicate a 5/8" diameter by 30" long rebar with cap stamped "MCA 03751".

Bearings are based on Geodetic North derived from GPS/RTN observations using ODOT CORS network stations, converted to the Ohio State Plane South Zone, Horizontal Datum NAD83(2011) epoch 2024.0108, resulting in the South line of Gramercy Park Estates being South 85° 16' 30" East.

The above legal description is the result of an actual field survey made under the direction of Scott R. Lindgren of Metro Consulting Associates, Ohio Registered Surveyor No. 7853 in January of 202


01/10/25
Scott R. Lindgren P.S. #7853
slindgren@metroca.net



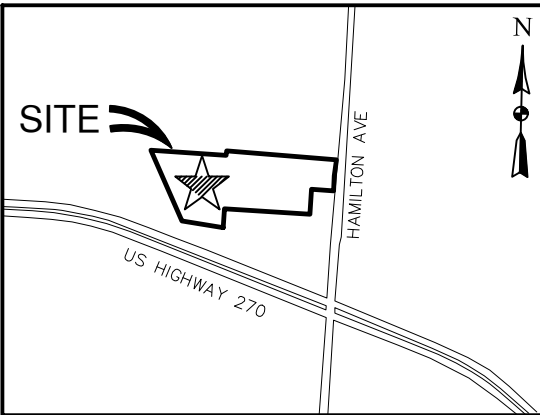
NOTES:

- THE BEARING BASIS FOR THE SITE IS OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, US SURVEY FEET.
- DATE OF SURVEY: JANUARY 8TH, 2024.
- SOME FEATURES SHOWN ON SURVEY MAY BE OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS SURVEY ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- LINE OF OCCUPATION, WHERE THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES, EXCEPT WHERE NOTED
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, UTILITIES OF RECORD AND AGREEMENT, IF ANY, AS THE SAME MAY APPEAR IN PUBLIC RECORDS IN THE REGISTER OF DEEDS, CLERK OF COURT, TOWN OR COUNTY TAX OFFICES OR WHICH HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
- ZONING, WETLAND LOCATIONS, FLOOD PLAIN, AND OTHER SUCH DETERMINATIONS ARE NOT A PART OF THIS SURVEY
- SOURCES INCLUDE:
DEEDS AND PLATS OF RECORD AS SHOWN
- ALL REFERENCES TO "IRON ROD SET" ARE INTENDED TO INDICATE A 5/8" DIAMETER BY 30" LONG REBAR WITH CAP STAMPED "MCA 03751".

PLAT OF SURVEY
UNITED STATES MILITARY DISTRICT
1/4 TOWNSHIP 4, TOWNSHIP 1, RANGE 17
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

LEGEND

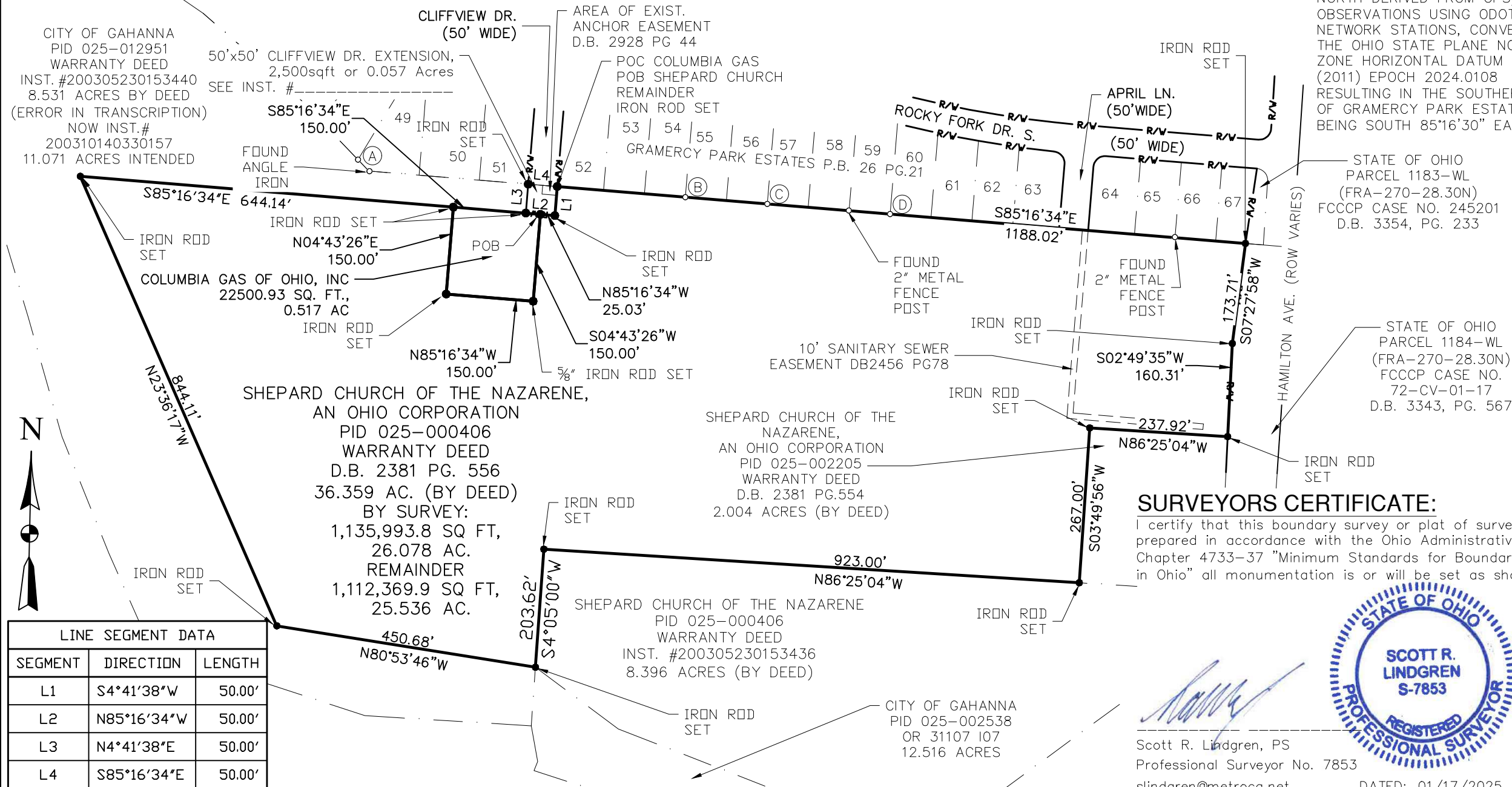
- PROPERTY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EX. EASEMENT LINE
- FOUND MONUMENTATION AS NOTED
- SET MONUMENTATION AS NOTED
- POINT OF BEGINNING
- POINT OF COMMENCEMENT



VICINITY MAP

NOT TO SCALE

ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. BEARINGS ARE BASED ON GEODETIC NORTH DERIVED FROM GPS/RTN OBSERVATIONS USING ODOT CORS NETWORK STATIONS, CONVERTED TO THE OHIO STATE PLANE NORTH ZONE HORIZONTAL DATUM NAD83 (2011) EPOCH 2024.0108 RESULTING IN THE SOUTHERLY LINE OF GRAMERCY PARK ESTATES, BEING SOUTH 85°16'30" EAST.



SURVEYORS CERTIFICATE:

I certify that this boundary survey or plat of survey was prepared in accordance with the Ohio Administrative Code Chapter 4733-37 "Minimum Standards for Boundary Surveys in Ohio" all monumentation is or will be set as shown.



Scott R. Lindgren, PS
Professional Surveyor No. 7853
slindgren@metroca.net

DATED: 01/17/2025

LINE SEGMENT DATA		
SEGMENT	DIRECTION	LENGTH
L1	S4°41'38"W	50.00'
L2	N85°16'34"W	50.00'
L3	N4°41'38"E	50.00'
L4	S85°16'34"E	50.00'



10170 INTERNATIONAL BLVD
CINCINNATI, OH, 45246

Revisions

- 1 01/10/25 EXTEND ROW OF CLIFFVIEW DR.

Project Number		Date	
1037-23-12182EA		9/19/2024	
P.M.	Checked by	Drawn by	Crew/Book
SRL	SRL	CNS	TM

Client

CAMPOS/NISOURCE/
COLUMBIA GAS

Project

SHEPARD CHURCH

State

OHIO

County

FRANKLIN

Community

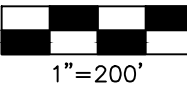
MIFFLIN TWP

1/4 Township	Township	Range
4	1	17/USML

Title

PLAT OF SURVEY/
LOT SPLIT
W/CLIFFVIEW ROW
EXTENSION

Drawing Scale



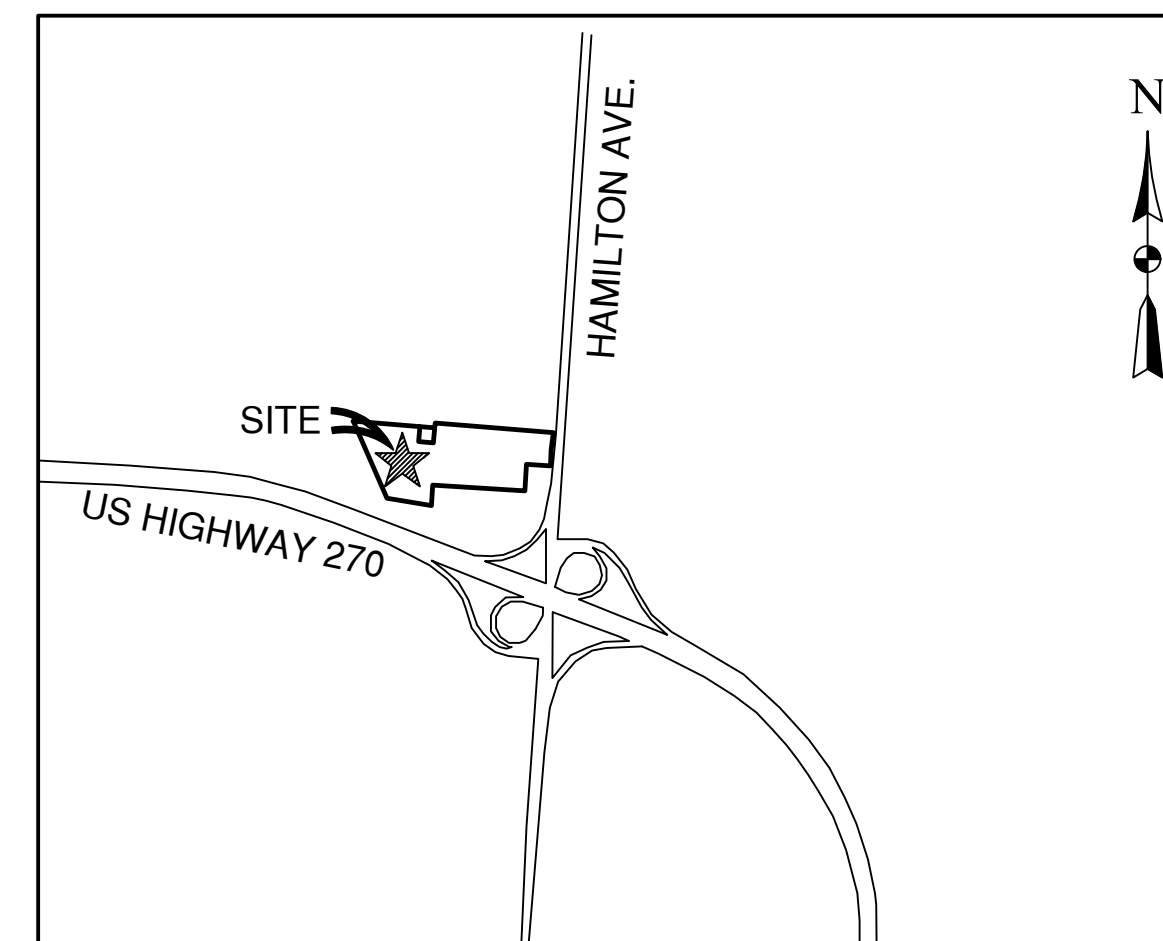
Sheet Number

01

ALTA/NSPS LAND TITLE SURVEY

IN THE UNITED STATES MILITARY DISTRICT
1/4 TOWNSHIP 4, TOWNSHIP 1, RANGE 17,
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

ALL BEARINGS SHOWN ARE FOR
PROJECT USE ONLY.
BEARINGS ARE BASED ON GEODETIC
NORTH DERIVED FROM GPS/RTN
OBSERVATIONS USING ODOT COR'S
NETWORK STATIONS, CONVERTED TO
THE OHIO STATE PLANE NORTH
ZONE HORIZONTAL DATUM NAD83
(2011) EPOCH 2024.0108
RESULTING IN THE SOUTHERLY LINE
OF GRAMERCY PARK ESTATES,
BEING SOUTH 85°16'30" EAST.



VICINITY MAP
NOT TO SCALE

LEGEND

	EX. PROPERTY LINE
	ADJACENT PROPERTY LINE
	EX. EASEMENT LINE
	EX. CURB/PAVEMENT
	EX. RIGHT OF WAY
	FOUND MONUMENTATION AS NOTED
	SET 5/8" CAPPED IRON ROD
	EX. SANITARY SEWER
	EX. ASPHALT
	TITLE EXCEPTION PARCEL

A -FD 1IN IRON PIPE 'JR HILL
6919' +0.20'
B -FD 1IN IRON PIPE +0.30'
C -FD 1IN IRON PIPE -0.30'
D -FD 1IN IRON PIPE -0.10'

CITY OF GAHANNA
PID 025-012951
WARRANTY DEED
INST. #200305230153440
8.531 ACRES BY DEED
(ERROR IN TRANSCRIPTION)
NOW INST. #
200310140330157
11.071 ACRES INTENDED

LINE SEGMENT DATA		
SEGMENT	DIRECTION	LENGTH
L1	S4°41'38"W	50.00'
L2	N85°16'34"W	50.00'
L3	N4°41'38"E	50.00'
L4	S85°16'34"E	50.00'

SHEPARD CHURCH OF THE NAZARENE,
AN OHIO CORPORATION
PID 025-000406
WARRANTY DEED
D.B. 2381 PG. 556
36.359 AC. (BY DEED)
BY SURVEY:
1,135,993.8 SQ FT,
26.075 AC.
REMAINDER
1,112,369.9 SQ FT,
25.536 AC.

SHEPARD CHURCH OF THE NAZARENE,
AN OHIO CORPORATION
PARCEL 4
PER TITLE DEED DESCRIPTION

SHEPARD CHURCH OF THE NAZARENE,
AN OHIO CORPORATION
PID 025-002205
WARRANTY DEED
D.B. 2381 PG. 554
2.004 ACRES (BY DEED)

SHEPARD CHURCH OF THE NAZARENE
PID 025-000406
WARRANTY DEED
INST. #200305230153436
8.396 ACRES (BY DEED)

SHEPARD CHURCH OF THE NAZARENE,
AN OHIO CORPORATION
PARCEL 3
PER TITLE DEED DESCRIPTION

SURVEYORS CERTIFICATE:

TO: (I) COLUMBIA GAS OF OHIO, INC., AN OHIO CORPORATION; (II) CAMPOS EPC, AN OHIO CORPORATION; (III) FIRST AMERICAN TITLE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR 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, 5, 10, 11, 15, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK AS COMPLETED ON 03/21/2024.

Scott R. Lindgren, PS
Professional Surveyor No. 7853
slindgren@metroca.net

Dated: JUNE 6, 2025



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

Revisions



Project Number
1037-23-12182EA
Date
01/10/25
P.M.
SRL
Checked by
SRL
Drawn by
CNS
Crew/Book
TM

Client
CAMPOS/COLUMBIA GAS

Project
SHEPARD CHURCH ALTA

Site Address
425 S HAMILTON RD
GAHANNA, OHIO, 43230
County
FRANKLIN
Community
MIFFLIN TWP
T Township
4
Range
17 /USML
Section
USML

Professional Name
SCOTT R. LINDGREN
Date
Title
ALTA/NSPS LAND TITLE
SURVEY

Drawing Scale
1" = 100'
Sheet Number
1 OF 2

LEGAL DESCRIPTION PER TITLE COMMITMENT:
(PER COMMITMENT FILE NO. NCS-1235760-COL, WITH AN EFFECTIVE DATE OF OCTOBER 4, 2024 AT 7:30 AM)

Parcel 1:
Situatd in the State of Ohio, county of Franklin and City of Gahanna: Being as Lot No. 63, 64, 65, 66 and 67 in Gramercy Park Estates, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 26, Page 21, recorder's Office, Franklin County Ohio. Less and Exception in Lot 67:
Except the following described premises appropriated the State of Ohio in Case No. 245201, Court of common Pleas, Franklin County, Ohio, and being more particularly described as follows:
Being a part of lot 67 of Gramercy Park Estates, as said lot is numbered and delineated upon the plat thereof, of record in Plat Book 26, page 21, Recorder's office, Franklin County, Ohio, and being further described as follows:
Beginning at an iron pin in the southeast corner of lot 67, said iron pin being 49.12 feet left of centerline station 58+ 73.12 of Hamilton Road (S.R. 317) as the same is delineated in the aforementioned survey; thence North 85° 17' 24" west 30.89 feet along the southerly line of said lot; thence North, 8° 45' 04" east 130.33 feet to an iron pin in the northerly line of said lot, the southerly line of Rocky Fork Drive South; thence southeasterly along a curve concave southwesterly, said curve having a radius of 20 feet and along chord of 28.07 feet, said chord bearing south 40° 43' 54" East; to an iron pin in the south 5° 49' 31" west 110.32 feet along the easterly line of said lot to the place of beginning, containing .3205 square feet of land, more or less.
Description for this parcel is based on a survey made by Don D. Kreider.

Parcel 2:
Situatd in the County of Franklin in the State of Ohio and in the Village of Gahanna and bounded and described as follows:
Beginning at a point in the line between Jefferson and Mifflin Townships which is also in the center line of Hamilton Road (formerly Gahanna-Southern Road) at the southeast corner of the 122.52 acre tract, more or less, as described in the deed from The Linville Company to Don C. Roush, of record in D. B. 913, page 698; thence N. 85° 45' W. with the south line of said 122.52 acre tract 327 feet to a point; thence N. 4° 30' E. 267 feet to a point; thence S. 85° 45' E. 327 feet to a point in the center line of Hamilton Road; thence with the center line of said road S. 4° 30' W. 267 feet to the place of beginning, containing 2.004 acres, more or less.
Less and Except the portion of the following acreage derived from the 2.004 acres:
PARCEL NO. 1184-WL (HIGHWAY) ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE, INCLUDING LIMITATION OF ACCESS, IN THE FOLLOWING DESCRIBED PROPERTY
Being a part of 2.004 acre and 122.25 acre tracts, same being conveyed to the owners and recorded in Deed Book 2381, Page 554 and Deed Book 2381, Page 556 respectively in the Recorder's Office, Franklin County, Ohio and more particularly bounded and described as follows:
Beginning at the owners' northeasterly property corner in the centerline of existing Hamilton Road, same bearing south 3 degrees 49 minutes 31 seconds, west 155.02 feet from a railroad spike at the centerline intersection of Rocky River Drive south and Hamilton Road and being 0.89 feet right of Station 58 plus 72.63 in the centerline of relocated Hamilton Road (S.R. 317) as the same is delineated in the above mentioned survey; thence along the centerline of existing Hamilton Road south 3 degrees 49 minutes 31 seconds West 599.83 feet to the owners' southeasterly property corner; thence along the owners' southerly property line north 56 degrees 29 minutes 20 seconds west passing on iron pin at the northeasterly corner of the Friendship Investment Company tract at 50.00 feet, a total distance of 84.33 feet; thence north 2 degrees 48 minutes 54 seconds east 428.25 feet; thence north 7 degrees 27 minutes 20 seconds east 173.71 feet to a point on the owners' northerly property line and the southerly line of the Gramercy Park Estates; thence along said property line south 85 degrees 17 minutes 24 seconds east, passing on iron pin at the southeasterly corner of said Gramercy Park Estates at 30.89 feet, a total distance of 80.89 feet to the place of beginning, containing 1.208 acres, more or less, including 0.551 of an acre in present road.
Description for this parcel is based on a survey made by Don D. Kreider.

Parcel 3:
Situatd in the State of Ohio, County of Franklin, City of Gahanna, located in part of Quarter Township 4, Township 1, Range 17, United States Military District, being part of that 12.516 acre tract of land described in the deed to the City of Gahanna, Ohio, recorded in Official Record 31107, Page I-07 (record references to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:
Beginning at a stone found at the northwesterly corner of said 12.516 acre tract, being a corner of those lands described in the deed to Shepard Church of the Nazarene, recorded in Deed Book 2381, Page 556;
thence easterly along the northerly line of said 12.516 acre tract, being a southerly line of said lands the Shepard Church of the Nazarene, South 86°28'24" East, 1113.07 feet to an iron pipe set at the northwesterly corner of said 12.516 acre tract, said corner being an angle point in the limited access right-of-way line of Hamilton Road and Interstate Route 270, as shown on sheet 24 of 28 of the Right-of-Way Plan FRA-270-28.30 W, thence southerly along said limited access right-of-way line, being the easterly line of said 12.516 acre tract, South 9°45'52" West, 126.83 feet to an iron pipe set;
thence southwesterly, westerly, and northwesterly through said 12.516 acre tract, the following four (4) courses and distances:
1. South 53°40'44" West, 482.19 feet to an iron pipe set;
2. North 82°19'17" West, 209.19 feet to an iron pipe set;
3. North 68°44'31" West, 391.81 feet to an iron pipe set; And,
4. North 53°24'27" West, 177.89 feet to an iron pipe set in the westerly line of said 12.516 acre tract;
thence northerly along said westerly line of the 12.516 acre tract, being a line of said lands of Shepard Church of the Nazarene, North 4°04'24" East, 203.51 feet to the "Point of Beginning," containing 8.396 acres of land, more or less, as surveyed and described in April of 2003, by Carl E. Turner Jr., Registered Land Surveyor No. S-6702.
Bearings are referenced to Grid North (Ohio State Plane Coordinate System-South Zone), as determined from GPS observations. Station and offset locations originated from a concrete monument found in the centerline of I-270, at P.C. station 1659+34.92. All iron pipes called for as set are ¾" I.D., 30 inches in length, driven flush to the ground, and capped with a yellow plastic plug inscribed C. TURNER/P.S. 6702.

Parcel 4:
Being a part of Quarter Township Number Four (4), Township Number One (1), Range Number Seventeen (17), United States Military Lands bounded and described as follows: Beginning at a point in the line between Jefferson and Mifflin Township, 1584 feet S. 4° 30' West from the intersection of the Gahanna and Havens Corners Road and the line between Mifflin and Jefferson Township; thence continuing South 4° 30' West along the line between Mifflin and Jefferson Townships 2364 feet to an iron stake in the Northeast corner of Sarah Shull's land; thence with the North line of the Shull land, N. 80° 45' W., 304.80 feet to a stake; thence N. 85° 45' W., 477 feet to a stake on the East bank of the center line of the East line of the Big Walnut Creek, the same being S. 85° 45' E. 89 feet distant from the center thereof; thence up the East bank of said Big Walnut Creek in an offset from the center thereof of 89 feet, N. 28.5° W. 162 feet off set 110 feet; thence N. 37½° W. 197 feet offset 66 feet; thence N. 21° W. 206 offset 60 feet; thence N. 17¾° W. 210 feet offset 50 feet; thence N. 14½° W. 405 feet offset 60 feet; thence N. 8° W. 164 feet offset 65 feet; thence N. 5¾° W. 213 feet offset 60 feet; thence N. 6° W. 141 feet offset 60 feet; thence N. 11½° E. 368 feet to a point which bears S. 85° 45' E. 50 feet distant from the confluence of the center line of the big Walnut and Rocky Fork Creek; thence along the center line of the center line of Rocky Fork Creek; thence with the center line of the Rocky Fork Creek, N. 30° 45' E. 637 feet to the confluence of the center line of Rocky Fork Creek, and the Sycamore Run; thence with the center line of said Rocky Fork Creek, N. 0° 30' W. 163 feet to a point in the center of said Creek which bears N. 85° 45' W. 126 feet distant from an iron pin on the East bank thereof; thence with a line parallel with the said Gahanna and Havens Corners Road, S. 85° 45' E. 2010.5 feet, passing an iron stake on the East bank of the Rocky Fork Creek at 121 feet, to the place of beginning, containing 122.52 acres, more or less.
EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES: Beginning at a rail-road spike in the center line of the Gahanna-Southern Road (Mifflin-Jefferson Township line) at the south east corner of the Chesterfield Homes, Incorporated, 20,784 Acre tract, said spike being also the north east corner of the Don C. Roush, 122-52 acre tract and South 4° 47' 30" West 1592.3 feet from a railroad spike at the intersection of the center line of the center line of the Gahanna and Havens Corners Road, thence along the center line of the center line of the Gahanna-Southern Road, South 4°47'30" West 1765.0 feet to a railroad spike; thence North 84° 19' West (passing on iron pin at 50.01 feet) 1593.88 feet to an iron pin; thence North 42° 49' 30" West 193.49 feet to an iron pin; thence North 47° 59' 30" West 271.44 feet to an iron pin; thence North 55° 54' West (passing on iron pin at 316.63 feet) 402.05 feet to a point in the center line of Big Walnut Creek and in the west line of the Don C. and May B. Roush, 122-52 Acre tract; thence along the center line of Big Walnut Creek, North 5° 44' West 130.0 feet to a point; continuing along the center line of Big Walnut Creek, North 13° 00' East, 370.94 feet to a point at the intersection of the center line of Big Walnut Creek with the center line of Rocky Fork Creek; thence along the center line of Rocky Fork Creek, North 30° 45' East 637 feet to a point; thence North 0° 30' West 163.0 feet to a point in Rocky Fork Creek and in the south line of the Clifford R. Fisher 42.23 Acre tract; thence along the south lines of the Fisher tract and the Chesterfield Homes, Incorporated, tract, South 85° 45' East (passing an iron pin on the east bank of the creek at 121.0 feet) 2010.5 feet to the place of beginning, containing 84.157 acres, more or less.
FURTHER EXCEPTING THEREFROM THE FOLLOWING: Beginning at a point in the line between Jefferson and Mifflin Townships which is also in the center line of Hamilton Road (formerly Gahanna-Southern Road) at the southeast corner of the 122.52 acre tract, more or less, as described in the deed from The Linville Company to Don C. Roush, of record in D.B. 913, page 698; thence N. 85°45' W. with the south line of said 122.52 acre tract 327 feet to a point; thence N. 4°30' E. 267 feet to a point; thence S. 85°45' E. 327 feet to a point in the center line of Hamilton Road; thence with the center line of said road S. 4°30' W. 267 feet to the place of beginning, containing 2.004 acres, more or less. Less and Except the portion of the following acreage derived from the 122.25 acres: PARCEL NO. 1184-WL (HIGHWAY) ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE, INCLUDING LIMITATION OF ACCESS, IN THE FOLLOWING DESCRIBED PROPERTY
Being a part of 2.004 acre and 122.25 acre tracts, same being conveyed to the owners and recorded in Deed Book 2381, Page 554 and Deed Book 2381, Page 556 respectively in the Recorder's Office, Franklin County, Ohio and more particularly bounded and described as follows: Beginning at the owners' northeasterly property corner in the centerline of existing Hamilton Road, same bearing south 3 degrees 49 minutes 31 seconds, west 155.02 feet from a railroad spike at the centerline intersection of Rocky River Drive south and Hamilton Road and being 0.89 feet right of station 58 plus 72.63 in the centerline of relocated Hamilton Road (S.R. 317) as the same is delineated in the above mentioned survey; thence along the centerline of existing Hamilton Road south 3 degrees 49 minutes 31 seconds West 599.83 feet to the owners' southeasterly property corner; thence along the owners' southerly property line north 56 degrees 29 minutes 20 seconds west passing on iron pin at the northeasterly corner of the Friendship Investment Company tract at 50.00 feet, a total distance of 84.33 feet; thence north 2 degrees 48 minutes 54 seconds east 428.25 feet; thence north 7 degrees 27 minutes 20 seconds east 173.71 feet to a point on the owners' northerly property line and the southerly line of the Gramercy Park Estates; thence along said property line south 85 degrees 17 minutes 24 seconds east, passing on iron pin at the southeasterly corner of said Gramercy Park Estates at 30.89 feet, a total distance of 80.89 feet to the place of beginning, containing 1.208 acres, more or less, including 0.551 of an acre in present road.
Description for this parcel is based on a survey made by Don D. Kreider.

Parcel 5:
Situatd in the State of Ohio, County of Franklin, City of Gahanna, located in part of Quarter Township 4, Township 1 North, Range 17 West, United States Military District, being part of that 36.359 acre parcel conveyed (by Deed) to Shepard Church of the Nazarene, an Ohio corporation in Deed Book 2381, Page 556, recorded in the Recorder's office, Franklin County, Ohio, and being more particularly described as follows:
Commencing at a stone found at the northwesterly corner of that 12.516 acre tract of land described in the deed to the City of Gahanna, Ohio, recorded in Official Record 31107, Page I-07, being a corner of said lands of Shepard Church of the Nazarene, an Ohio Corporation (PID 025-002205) in D.B. 2381 Pg.554, thence southerly along the westerly line of said 12.516 acre tract, being an easterly line of said lands of Shepard Church of the Nazarene, South 4°04'24" West, 203.51 feet to an iron pipe set;
thence continuing southerly along aforesaid line, South 4°04'24" West, 100.00 feet to a 1" iron pin found at an angle point in the westerly line of said 12.516 acre tract, being a southeasterly corner of said lands of Shepard Church of the Nazarene;
thence westerly along the southerly line of said lands of Shepard Church of the Nazarene, North 86°17'43" West, 289.18 feet to the intersection of said line with the northerly limited access right-of-way line of Interstate Route 270, being 237.00 feet left of centerline station 1630+15.51, as shown on sheet 13 of 17 of the Right-of-Way Plan FRA-270-26.76 N;
thence westerly along said limited access right-of-way line, North 71°57'13" West, (passing the deed location of the top of bank of Big Walnut Creek at 231.57 feet) a distance of 389.25 feet to the approximate original centerline of said Big Walnut Creek;
thence northwesterly and northerly, with the approximate meanders of the original centerline of said Big Walnut Creek, the following two (2) courses and distances:
1. North 23°52'22" West, 173.49 feet;
2. North 21°52'53" West, 20.91 feet to the TRUE POINT OF BEGINNING;
thence northerly, continuing with the approximate meanders of the original centerline of said Big Walnut Creek, the following five (5) courses and distances:
2. 1. North 21°52'53" West, 195.40 feet; North 15°47'17" West, 213.35 feet;
3. North 16°36'37" West, 409.94 feet;
4. North 102°7'00" West, 168.75 feet; And,
5. North 32°29'26" East, 259.36 feet to the southerly line of "GRAMERCY PARK ESTATES" Subdivision, recorded in Plat Book 26, Page 21;
thence southeasterly and easterly along the southerly line of said Subdivision, the following our (4) courses and distances:
1. South 56°49'36" East, (passing a 5/8" rebar found on the top of bank of said Big Walnut Creek at 137.10 feet) a distance of 453.41 feet to a 5/8" rebar found;
2. South 48°57'04" East, 271.43 feet to a 5/8" rebar found;
3. South 43°48'13" East, 193.31 feet to a 5/8" rebar found; And,
4. South 85°16'32" East, 325.01 feet to a 5/8" rebar found at the intersection of said line, with the easterly right-of-way line of Cliffview Drive (50 feet in width) of said Subdivision;
thence southerly, westerly, southeasterly and southwesterly, through said lands of Shepard Church of the Nazarene, the following four (4) courses and distances:
1. South 44°3'28" West, 50.00 feet to an iron pipe set;
2. North 85°16'32" West, 819.19 feet to an iron pipe set;
3. South 23°36'14" East, 592.32 feet; And,
4. South 66°08'30" West, 213.98 feet to the "True Point of Beginning," containing 8.531 acres of land, more or less, as described in April of 2003, Carl E. Turner Jr., Registered Land Surveyor No. S-6702.
It is the intent of the foregoing description to include all of the lands of Shepard (a.k.a. Shepherd) Church of the Nazarene which lie in and along Big Walnut Creek.
Bearings are referenced to Grid North (Ohio State Plane Coordinate System-South Zone), as determined from GPS observations. Station and offset locations originated from a concrete monument found in the centerline of I-270, at P.C. station 1659+34.92. All iron pipes called for as set are 1"D., 30 inches in length, driven flush to the ground, and capped with a yellow plastic plug inscribed "C. TURNER/P.S. 6702.

ALTA/NSPS LAND TITLE SURVEY
IN THE UNITED STATES MILITARY DISTRICT
1/4 TOWNSHIP 4, TOWNSHIP 1, RANGE 17,
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

LEGAL DESCRIPTION PER TITLE COMMITMENT (CONTINUED):
FURTHER EXCEPTING THEREFROM THE FOLLOWING: Situated in the State of Ohio, County of Franklin, City of Gahanna, located in part of Quarter Township 4, Township 1, Range 17, United States Military District, being part of those lands described in the deed to Shepard (a.k.a. Shepherd) Church of the Nazarene, recorded in Deed Book 2381, Page 556 (record references to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:
Commencing at a stone found at the northwesterly corner of that 12.516 acre tract of land described in the deed to the City of Gahanna, Ohio, recorded in Official Record 31107, Page I-07, being a corner of said lands of Shepard Church of the Nazarene, an Ohio Corporation (PID 025-002205) in D.B. 2381 Pg.554, thence southerly along the westerly line of said 12.516 acre tract, being an easterly line of said lands of Shepard Church of the Nazarene, South 4°04'24" West, 203.51 feet to an iron pipe set at the TRUE POINT OF BEGINNING;
thence continuing southerly along aforesaid line, South 4°04'24" West, 100.00 feet to a 1" iron pin found at an angle point in the westerly line of said 12.516 acre tract, being a southeasterly corner of said lands of Shepard Church of the Nazarene;
thence westerly along the southerly line of said lands of Shepard Church of the Nazarene, North 86°17'43" West, 289.18 feet to the intersection of said line with the northerly limited access right-of-way line of Interstate Route 270, being 237.00 feet left of centerline station 1630+15.51, as shown on sheet 13 of 17 of the Right-of-Way Plan FRA-270-26.76 N;
thence westerly along said limited access right-of-way line, North 71°57'13" West, (passing the deed location of the top of bank of Big Walnut Creek at 231.57 feet) a distance of 389.25 feet to the approximate original centerline of said Big Walnut Creek;
thence northwesterly and northerly, with the approximate meanders of the original centerline of said Big Walnut Creek, the following two (2) courses and distances:
1. North 23°52'22" West, 173.49 feet; 2. North 21°52'53" West, 20.91 feet;
thence northwesterly, southeasterly, and easterly, through said lands of Shepard Church of the Nazarene, the following three (3) courses and distances:
1. North 66°08'30" East, 213.98 feet;
2. South 23°36'14" East, 251.80 feet to an iron pipe set; And,
3. South 80°40'53" East, 453.25 feet to the "True Point of Beginning," containing 2.540 acres of land, more or less, as described in April of 2003, Carl E. Turner Jr., Registered Land Surveyor No. S-6702.
It is the intent of the foregoing description to include all of the lands of Shepard (a.k.a. Shepherd) Church of the Nazarene which lie in and along Big Walnut Creek.
Bearings are referenced to Grid North (Ohio State Plane Coordinate System-South Zone), as determined from GPS observations. Station and offset locations originated from a concrete monument found in the centerline of I-270, at P.C. station 1659+34.92. All iron pipes called for as set are 3/4" I.D., 30 inches in length, driven flush to the ground, and capped with a yellow plastic plug inscribed "C. TURNER/P.S. 6702. FURTHER EXCEPTING THEREFROM THE FOLLOWING : PARCEL NO. 1184WL-1 (HIGHWAY) ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE, INCLUDING LIMITATION OF ACCESS, IN THE FOLLOWING DESCRIBED PROPERTY
Being a part of 122.52 acre tract of land, as the same is described in Deed Book 2381, Page 556 of the records of Franklin County, and being further described as follows:
Commencing at a stone found at a corner in the southerly line of said tract, said stone being the northwesterly corner of a 39.304 acre tract conveyed to Friendship Investment Company by deed of record in Deed Book 3014, Page 412, of the records of Franklin County; thence south 4 degrees 00 minutes 40 seconds west 304.80 feet along an easterly line of said 122.52 acre tract to an iron pin in a southeasterly corner of said tract, said corner being an angle point in the westerly line of said 39.304 acre tract; thence north 86 degrees 00 minutes 38 seconds west 326.55 feet along a southerly line of said 122.52 acre tract to the true point of beginning of the parcel herein described, said point of beginning being 237.00 feet left of centerline Station 1630 plus 15.51 of the aforementioned survey; thence continuing along said southerly line, north 86 degrees 00 minutes 38 seconds west 276.81 feet, to the southeasterly corner of said 122.52 acre tract; thence north 45 degrees 55 minutes 00 seconds west 119.15 feet along the westerly line of said tract to an angle point in said line; thence continuing along said westerly line north 24 degrees 25 minutes 01 seconds west 20.24 feet; thence south 71 degrees 57 minutes 13 seconds east 389.25 feet to the true point of beginning, containing 0.311 of an acre of land, more or less. Description for this parcel is based on a survey made by Don D. Kreider.

LEGAL DESCRIPTION COLUMBIA GAS PER SURVEY:
Situatd in the State of Ohio, County of Franklin, City of Gahanna, located in part of Quarter Township 4, Township 1 North, Range 17 West, United States Military District, being a part of that 36.359 acre parcel conveyed (by Deed) to Shepard Church of the Nazarene, an Ohio corporation in Deed Book 2381, Page 556, recorded in the Recorder's office , Franklin County, Ohio, and being more particularly described as follows:
Commencing in an iron rod set in the intersection of the Easterly right-of-way of Cliffview Dr. (50' ROW P.B. 26 pg. 21) and the Southwesterly corner of Lot 52 of Gramercy Park Estates as shown in P.B. 26 PG.21, Also being in a Northwesterly corner of said Shepard Church, THENCE;
Leaving said intersection, in said Easterly right-of-way, and in a Westerly line of said Shepard Church, South 04° 41' 38"West, 50.00 feet to an iron rod set in the Southerly corner of said Cliffview Dr., THENCE;
Leaving said Westerly line and in the Southerly right-of-way line of said Cliffview Dr., North 85° 16' 34"West, 25.03 feet to an iron rod set, being THE TRUE POINT OF BEGINNING of the herein described parcel, THENCE;
1. Leaving said Southerly right-of-way line, and through and across said Shepard Church's tract, South 04° 43' 26"West, 150.00 feet to an iron rod set, THENCE;
2. Continuing through said Shepard Church's tract, North 85° 16' 34"West, 150.00 feet to an iron rod set, THENCE;
3. Continuing through said Shepard Church's tract, North 04° 43' 26"East, 150.00 feet to an iron rod set in the aforementioned Southerly line of the City of Gahanna's 11.071 acre tract, THENCE;
4. In said Southerly line of the City of Gahanna's 11.071 acre tract, passing the Westerly right of way line of said Cliffview Dr. at 125.03 feet, South 85° 16' 34"East, 150.00 feet to THE TRUE POINT OF BEGINNING of the herein described tract, containing 22,500.93 Sq. Ft. or 0.517 Acres of land.
Subject to all legal highways, easements and restrictions of record.
Prior Deeds: Deed Book. 2381, Page 556
All references to "iron rod set"are intended to indicate a 5/8" diameter by 30" long rebar with cap stamped MCA 03751".
Bearings are based on Geodetic North derived from GPS/RTN observations using ODOT CORS network stations, converted to the Ohio State Plane South Zone, Horizontal Datum NAD83(2011) epoch 2024.0108, resulting in the South line of Gramercy Park Estates being South 85° 16' 30" East.
The above legal description is the result of an actual field survey made under the direction of Scott R. Lindgren of Metro Consulting Associates, Ohio Registered Surveyor No. 7853 in January of 2024.

LEGAL DESCRIPTION SHEPARD CHURCH REMAINDER PER SURVEY:
Situatd in the State of Ohio, County of Franklin, City of Gahanna, located in part of Quarter Township 4, Township 1 North, Range 17 West, United States Military District, being a part of that 36.359 acre parcel conveyed (by Deed) to Shepard Church of the Nazarene, an Ohio corporation in Deed Book 2381, Page 556, recorded in the Recorder's office, Franklin County, Ohio, and being more particularly described as follows:
Commencing in an iron rod set in the intersection of the Easterly right-of-way of Cliffview Dr. (50' ROW P.B. 26, Pg. 21) and the Southwesterly corner of Lot 52 of Gramercy Park Estates as shown in P.B. 26 PG.21, BEING THE TRUE POINT OF BEGINNING of the herein described parcel, THENCE;
1. Leaving said intersection, and in the Northerly line of said Shepherd Church, and the southerly line of said Gramercy Park Estates, South 85° 16' 30" East, 1188.02 feet to a iron rod set in the Westerly right-of-way line of Hamilton Ave.(Variable ROW) being the northwest corner of a 1.208 acre tract designated as parcel 1184-WL (FRA-270-26.30) as appropriated to the State of Ohio in Franklin County Court of Common Pleas Case No. 72-CV-01-17 and subsequently recorded in D.B. 3343, PG 567, THENCE;
2. Leaving said southerly line of Gramercy Park Estates, in said Westerly right-of-way line and also being in the west line of said Parcel 1184-WL, South 07° 27' 58"West, 173.71 feet to an iron rod set, THENCE;
3. Continuing in said right-of-way line and in the west line of said Parcel 1184-WL, South 02° 49' 35"West, 160.31 feet to an iron rod set, in the Northerly line of a 2.004 acre parcel of land conveyed to Shepard Church of the Nazarene, an Ohio Corporation (PID 025-002205) in D.B. 2381 Pg.554, THENCE;
4. Leaving said right of way line and in the Northerly line of said Shepard Church's 2.004 acre tract (PID 025-002205), North 86° 25' 04"West, 237.92 feet to an iron rod set, THENCE;
5. Leaving said Northerly line and in the Westerly line of said Shepard Church's 2.004 acre tract (PID 025-002205) South 03° 49' 56"West, 267.00 feet to an iron rod set in the Northerly line of an 8.396 acre parcel of land as conveyed to Shepard Church of the Nazarene (PID 025-000406) in Instrument #020030520153436, Also being the Southwesterly corner of the aforementioned Shepard Church's 2.004 acre tract (PID 025-002205) THENCE;
6. Leaving said Westerly line and in the Northerly line of said Shepard Church's 8.396 acre tract, North 86° 25' 04"West, 923.00 feet to an iron rod set, THENCE;
7. Leaving said Northerly line and in the Westerly line of said Shepard Church's 8.396 acre tract, South 04° 05' 00"West, 203.62 to an iron rod set, being the Southwest corner of said Shepard Church's 8.396 acre tract, also being a southerly corner of the herein described tract, and being a Northeast corner of said 1.208 acre parcel of land as conveyed to the City of Gahanna (PID 025-012951) in Instrument #200310140330157 and the balance of a 12.516 acre tract conveyed to the City of Gahanna in O.R. 31107 07 , THENCE;
8. Leaving said Southwest corner and in the Northerly line of said City of Gahanna's 11.071 acre tract, North 80° 53' 46"West, 450.68 feet to an iron rod set, THENCE;
9. Continuing in an Easterly line of said City of Gahanna's 11.071 acre tract, North 23° 36' 17"West, 844.11 feet to an iron rod set, THENCE;
10. Continuing in said City of Gahanna's 11.071 acre tract, South 85° 16' 34"East, 644.14 feet to an iron rod set in the Westerly line of a 0.517 acre parcel of land as conveyed to Columbia Gas of Ohio Inc. in Instrument # , THENCE;
11. Leaving said City of Gahanna line and in said Westerly line of said Columbia Gas of Ohio's 0.517 acre tract, South 04° 43' 26"West, 150.00 feet to an iron rod set in the southerly line of said Columbia Gas of Ohio's 0.517 acre tract, THENCE;
12. Leaving said Westerly line and in the Southerly line of said Columbia Gas of Ohio's 0.517 acre tract, South 85° 16' 34"East, 150.00 feet to an iron rod set in the Easterly line of said Columbia Gas of Ohio's 0.517 acre tract, THENCE;
13. Leaving said Southerly line and in said Easterly line, North 04° 43' 26"East, 150.00 feet to an iron rod set in the Southerly right-of-way line of the aforementioned Cliffview Dr., THENCE;
14. Leaving said Easterly line and in said Southerly right-of-way line, South 85° 16' 34"East, 25.03 feet to a point in a Southeasterly corner of the aforementioned Cliffview Dr., THENCE;
15. Leaving said Southerly right-of-way line and in the Easterly right-of-way line of the aforementioned Cliffview Dr., North 04° 41' 38"East, 50.00 feet to THE TRUE POINT OF BEGINNING of the herein described parcel, containing 1,112,369.9 Sq. Ft. or 25.536 Acres of land.
Subject to all legal highways, easements and restrictions of record.
Prior Deeds: Deed Book. 2381, Page 556
All references to "iron rod set"are intended to indicate a 5/8" diameter by 30" long rebar with cap stamped MCA 03751".
Bearings are based on Geodetic North derived from GPS/RTN observations using ODOT CORS network stations, converted to the Ohio State Plane South Zone, Horizontal Datum NAD83(2011) epoch 2024.0108, resulting in the Southerly line of Gramercy Park Estates being South 85° 16' 30" East.
The above legal description is the result of an actual field survey made under the direction of Scott R. Lindgren of Metro Consulting Associates, Ohio Registered Surveyor No. 7853 in January of 2024.

LEGAL DESCRIPTION CLIFFVIEW RD. EXTENSION:
Situatd in the State of Ohio, County of Franklin, City of Gahanna, located in part of Quarter Township 4, Township 1 North, Range 17 West, United States Military District, being a part of an 11.071 acre parcel of land as conveyed to the City of Gahanna in Instrument# 200310140330157, as recorded in the Recorder's office, Franklin County, Ohio, and being more particularly described as follows:
Commencing in an iron rod set in the intersection of the Easterly right-of-way of Cliffview Dr. (50' ROW P.B. 26 pg. 21) and the Southwesterly corner of Lot 52 of Gramercy Park Estates as shown in P.B. 26 PG.21, Also being in a Northwesterly corner of a 36.359 acre parcel conveyed (by Deed) to Shepard Church of the Nazarene, an Ohio corporation in Deed Book 2381, Page 556, being THE TRUE POINT OF BEGINNING of the herein described parcel THENCE;
1. Leaving said intersection, and in a Westerly line of said Shepard Church, South 04° 41' 38" West, 50.00 feet to an iron rod set in the Southeasterly corner of the said City of Gahanna tract, THENCE;
2. Leaving said Westerly line and in said Southerly line, North 85° 16' 34" West, passing on iron rod set at 25.03 feet, a total distance of 50.00 feet to a point, THENCE;
3. Through and across said City of Gahanna's tract, North 04° 41' 38" West, 50.00 feet to a point in the Southeasterly corner of Lot 51 of said Gramercy Park Estates, THENCE;
In the Southerly Line of said Gramercy Park Estates and the Northerly line of said City of Gahanna's tract, South 85° 16' 34" East, 50.00 feet to THE TRUE POINT OF BEGINNING of the herein described tract, containing 2,500.00 Sq. Ft. or 0.057 Acres of land.
Subject to all legal highways, easements and restrictions of record.
Prior Deeds: Instrument# 200310140330157
All references to "iron rod set"are intended to indicate a 5/8" diameter by 30" long rebar with cap stamped "MCA 03751".
Bearings are based on Geodetic North derived from GPS/RTN observations using ODOT CORS network stations, converted to the Ohio State Plane South Zone, Horizontal Datum NAD83(2011) epoch 2024.0108, resulting in the South line of Gramercy Park Estates being South 85° 16' 30" East.
The above legal description is the result of an actual field survey made under the direction of Scott R. Lindgren of Metro Consulting Associates, Ohio Registered Surveyor No. 7853 in January of 2024

SCHEDULE B II EXCEPTIONS:
(PER COMMITMENT FILE NO. NCS-1235760-COL, WITH AN EFFECTIVE DATE OF OCTOBER 4, 2024 AT 7:30 AM)

1-6	INTENTIONALLY DELETED
7-9	NOT A SURVEY MATTER
7-26	INTENTIONALLY DELETED
27	EASEMENT AND RESTRICTIONS DISCLOSED IN THE DEED RECORDED MAY 23, 2003 AS INSTRUMENT NO. 200305230153440 OF FRANKLIN COUNTY RECORDS (AFFECTS SUBJECT PROPERTY- PLOTTED)
28	EASEMENT AND RIGHT OF WAY IN FAVOR OF THE COLUMBUS SOUTHERN POWER COMPANY, AN OHIO CORPORATION RECORDED AUGUST 19, 2004 AS INSTRUMENT NO. 200408190194318 OF FRANKLIN COUNTY RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)
29-38	INTENTIONALLY DELETED
39	NOT A SURVEY MATTER
40	ACCESS AND GENERAL UTILITY EASEMENT BETWEEN THE CITY OF GAHANNA AND COLUMBIA GAS OF OHIO, INC. DATED _____ AND RECORDED _____, 202__ IN INSTRUMENT NO. _____, FRANKLIN COUNTY RECORDS. (AFFECTS SUBJECT PROPERTY- PLOTTED)

SURVEYORS NOTES:

- THE BEARING BASIS FOR THE SITE IS OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, (NAD 83)
- DATE OF SURVEY: JANUARY, 2024.
- SOME FEATURES SHOWN ON SURVEY MAY BE OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS SURVEY ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- AS PERTAINING TO TABLE A REQUIREMENTS, ITEM 1, MONUMENTS PLACED AS SHOWN ON DRAWING.
- AS PERTAINING TO TABLE A REQUIREMENTS, ITEM 2, NO ADDRESS FOR THE PROPOSED PARCEL AT THE TIME OF THE SURVEY.
- PERTAINING TO TABLE A ITEM 4 TO SQUARE FOOTAGE:
A. GROSS LAND AREA OF COLUMBIA GAS PARCEL 0.517 ACRE (22,500.93 SQUARE FEET)
B. GROSS LAND AREA OF SHEPARD CHURCH REMAINDER PARCEL 25.536 ACRE, (1,112,369.9 SQ. FT)
- AS PERTAINING TO TABLE A REQUIREMENTS, ITEM 8, SUBSTANTIAL FEATURES OBSERVED ARE SHOWN HEREON.
- AS PERTAINING TO TABLE A REQUIREMENTS, ITEM 11(A), NO PLANS WERE PROVIDED BY THE CLIENT..
- AS PERTAINING TO TABLE A REQUIREMENTS, ITEMS 13, NAMES OF ADJOINERS SHOWN HEREON AS OF THE DATE OF THIS SURVEY.
- AS PERTAINING TO TABLE A REQUIREMENTS, ITEMS 15, NO REMOTE SENSING EQUIPMENT OR METHODS WERE USED IN THIS SURVEY.
- AS PERTAINING TO TABLE A REQUIREMENTS, ITEMS 16, NO EARTHWORK OBSERVED AT TIME OF SURVEY.
- AS PERTAINING TO TABLE A REQUIREMENTS, ITEMS 17, NO EVIDENCE OF ROAD IMPROVEMENTS, REPAIRS OR CHANGES TO R/W WERE OBSERVED.
- AS PERTAINING TO TABLE A REQUIREMENTS, ITEMS 18, NO APPURTENANT EASEMENTS WERE DISCLOSED IN THE PROVIDED DOCUMENTS UNLESS SHOWN ON THE FACE OF THIS DRAWING.
- AS PERTAINING TO GENERAL REQUIREMENTS, 4, RECORDS RESEARCH - THE CURRENT RECORD DESCRIPTIONS OF ADJOINERS, RECORDS WERE RESEARCHED BY METRO CONSULTING ASSOCIATES (NOT PROVIDED) IN JANUARY, 2024.

SURVEYORS CERTIFICATE:

TO: (i) COLUMBIA GAS OF OHIO, INC., AN OHIO CORPORATION; (ii) CAMPOS EPC, AN OHIO CORPORATION; (iii) FIRST AMERICAN TITLE COMPANY;

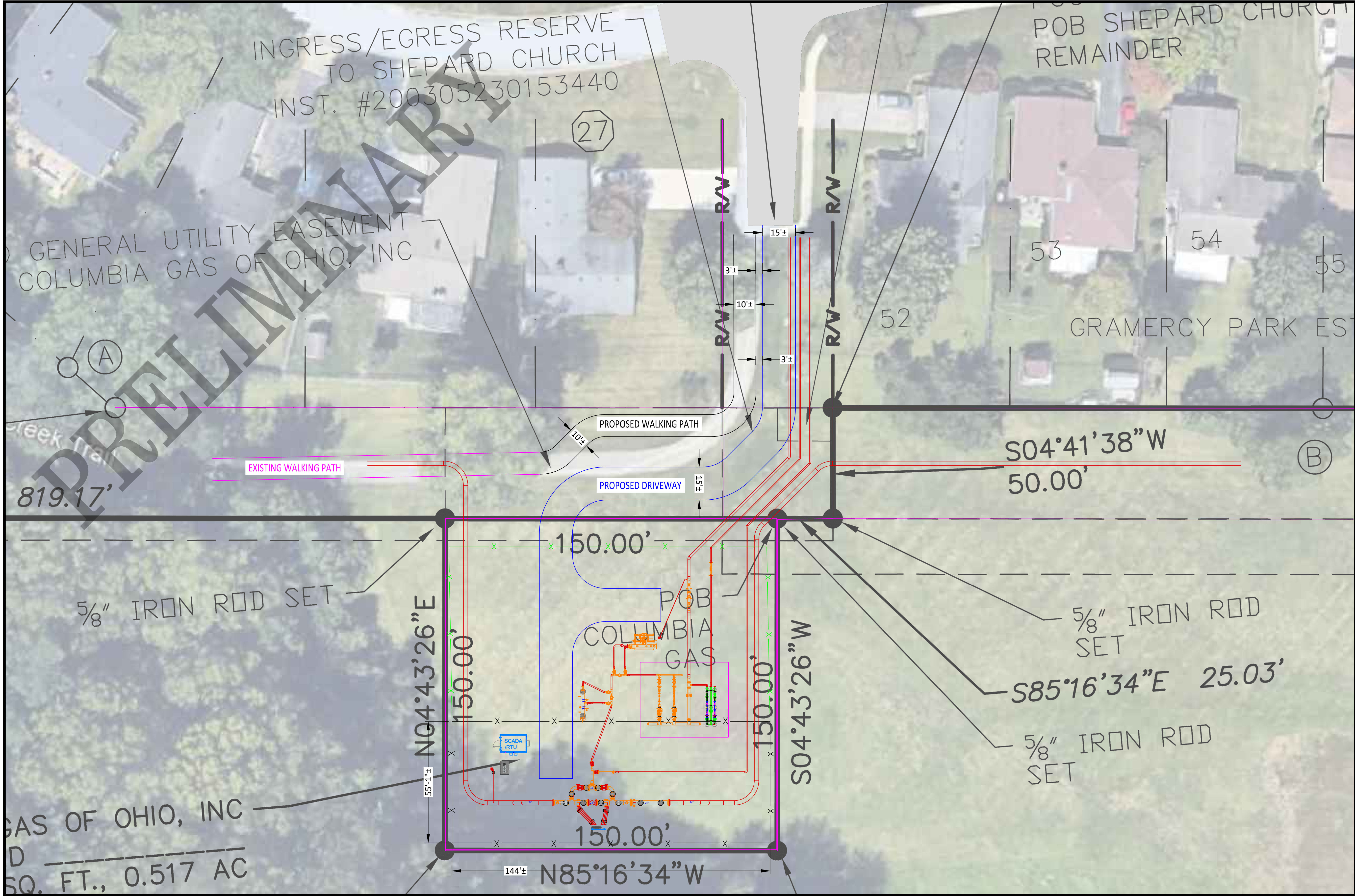
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8, 11A, 13, 15, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK AS COMPLETED IN JANUARY OF 2024.

Professional Name: Scott R. Lindgren, PS
Professional Surveyor No. 7853
slindgren@metrocanet

Date: JUNE 6, 2025

Bearings are based on Geodetic North derived from GPS/RTN observations using ODOT CORS network stations, converted to the Ohio State Plane South Zone, Horizontal Datum NAD83(2011) epoch 2024.0108, resulting in the Southerly line of Gramercy Park Estates being South 85° 16' 30" East.

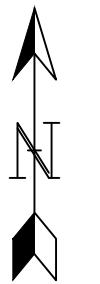
The above



NiSource



Ohio Utilities Protection Service



PROPOSED

REVISIONS		
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1	---	---
0	---	PRELIMINARY
REV. #	DATE	DESCRIPTION

DESIGNED BY	JCHISLOW	XX/XX/XX-384-140
DRAWN BY	JCHISLOW	XX/XX/XX-384-140
CHECKED BY	---	XX/XX/XX
AS-BUILT BY	---	---
		NAME DATE PHONE #

SITE NAME:
INST# XX-XXXXXXX-00
ABAN# XX-XXXXXXX-00
PROJECT ID# XX-XXXXX
--- / ---, OH

DRAWING TITLE:
LAND DRAWING

DRAWING NO:
