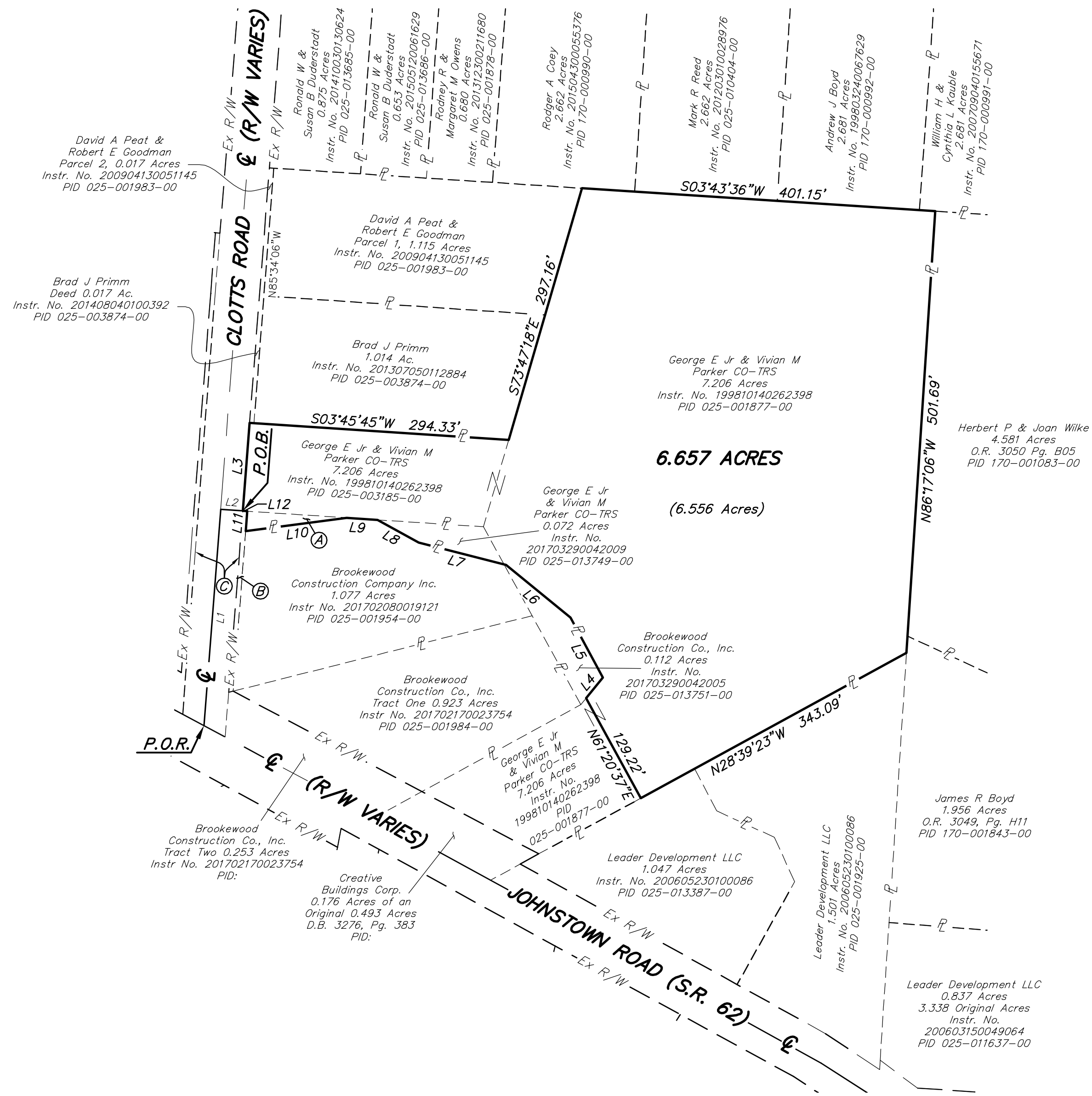
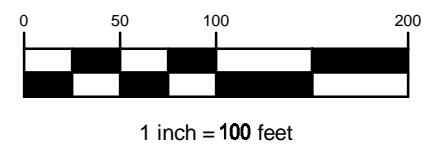


# ZONING EXHIBIT of 6.657 ACRES

State of Ohio, Franklin County, City of Gahanna,  
Sec 2, T 1, R 16, United States Military Lands

EXHIBIT A  
ORD-0001-2018

GRAPHIC SCALE



**PROPERTY OWNER LEGEND**

- (A) George E Jr & Vivian M Parker CO-TRS  
0.029 Acres  
Instr. No. 201703290042009  
PID 025-013750-00
- (B) Brookewood Construction Company Inc.  
0.024 Acres  
Instr. No. 201702170023755  
PID 025-004244-00
- (C) Franklin County Commissioners  
1.37 Acres  
D.B. 856, PG. 124

Line Table		
Line #	Direction	Length
L1	S85°34'06"E	246.04'
L2	S4°24'08"W	25.00'
L3	S85°34'06"E	100.00'
L4	S50°51'16"E	30.03'
L5	N61°35'26"E	77.12'
L6	N39°16'32"E	94.51'
L7	N14°24'15"E	102.21'
L8	N28°55'47"E	53.02'
L9	N3°45'25"E	35.13'
L10	N7°28'30"W	115.53'
L11	S85°34'06"E	22.53'
L12	N4°11'40"E	5.00'



For the purpose of this exhibit a bearing of S 85°34'06" E was held on the north line of a 7.206 acre parcel of land conveyed to GEORGE E JR & VIVIAN M PARKER CO-TRS of record in Instrument Number 199810140262398, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. All references to records being on file in the Office of the Recorder, Franklin County, Ohio.

*Robert W. Martin* 06/22/2017  
Robert W. Martin Date  
Professional Surveyor No. 8114

Prepared By:  
**WATCON**  
CONSULTING ENGINEERS & SURVEYORS  
83 Shull Avenue  
Gahanna, Ohio 43230  
Ph. (614) 414-7979

ZONING EXHIBIT  
of  
6.657 ACRES

ISSUE DATE: 6/21/2017	
DRAWN BY: NEW	
CHECKED BY: RWM	
SCALE: 1" = 100'	
PROJECT NAME: PINNACLE POINTE	SHEET NO. 1 OF 1

Z:\PINNACLE POINTE\WILLAS\DRAWINGS\SURVEY\GLOTT'S CONDO BOUNDARY FOR ZONING.DWG - 0 XREFS: - PLOTTED BY NOLAN - June 22, 2017 - 11:30 AM

DESCRIPTION of a 6.657 acre parcel of land for zoning

Situated in the State of Ohio, County of Franklin, City of Gahanna, Section 2, Township 1, Range 16, United States Military Lands and being 6.657 acres that consists of 6.556 acres out of a 7.206 acre parcel conveyed to George E Jr & Vivian M Parker Co-Trustees of record in Instrument Number 199810140262398, all of a 0.072 acre parcel and a 0.029 acre parcel conveyed to a George E Jr & Vivian M Parker Co-Trustees of record in Instrument Number 201703290042009, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 6.657 acre parcel being more fully described herein;

Beginning for reference at the centerline intersection of Johnstown Road, US 62, (r/w varies) and Clotts Road, (r/w varies);

Thence S 83°34'06" E, with the centerline of said Clotts Road and crossing a 1.37 acre parcel conveyed to Franklin County Commissioner of record in Deed Book 856, Page 124, a distance of 246.04 feet to a point, on the centerline of said Clotts Road;

Thence S 4°24'08" W, leaving the centerline of said Clotts Road and crossing said 1.37 acre parcel, a distance of 25.00 feet to a point, being a northwest corner of said 7.206 acre parcel and the northeast corner of a 0.024 acre parcel conveyed to Brookewood Construction Company, Inc, of record in Instrument Number 201702170023755, on the southerly right-of-way line of said Clotts Road, the southerly line of said 1.37 acre parcel and being the True Point of Beginning;

Thence S 85°34'06" E, with the northerly line of said 7.206 acre parcel, the southerly right-of-way line of said Clotts, and the southerly line of said 1.37 acre parcel, a distance of 100.00 feet to a point, being a northeast corner of said 7.206 acre parcel and the northwest corner of a 0.017 acre parcel conveyed to Brad J Primm of record in Instrument Number 201408040100392;

Thence S 3°45'45" W, with an easterly line of said 7.206 acre parcel, the westerly of said 0.017 acre parcel and the westerly line of a 1.031 acre parcel conveyed to Brad J Primm of record in Instrument Number 201307050112884, a distance of 294.33 feet to a point, being a northeast corner of said 7.206 acre parcel and the southwest corner of said 1.014 acre parcel;

Thence S 73°47'18" E, along a northerly line of said 7.206 acre parcel, the southerly line of said 1.014 acre parcel, and the southerly line of a 1.115 acre parcel (Parcel 1) conveyed to David A Peat & Robert E Goodman of record in Instrument Number 200904130051145, a distance of 297.16 feet to a point, being a northeast corner of said 7.206 acre parcel and the southeast corner of said 1.115 acre parcel and on the westerly line of a 2.662 acre parcel conveyed to Rodger A Coey of record in Instrument Number 201504300055376;

Thence S 3°43'36" W, with the easterly line of said 7.206 acre parcel, the westerly line of said 2.662 Coey parcel, the westerly line of a 2.662 acre parcel conveyed to Mark R Reed of record in Instrument Number 201203010028976, the westerly line of a 2.681 acre parcel conveyed to Andrew J Boyd of record in Instrument Number 199803250067629 and the westerly line of a 2.681 acre parcel conveyed to William H & Cynthia L Kauble of record in 200709040155671, a distance of 401.15 feet to a point, being the southeast corner of said 7.206 acre parcel and the northeast corner of a 4.581 acre parcel conveyed to Herbert P & Joan Wilke of record in Official Record 3050, Page B05;

Thence N 86°17'06" W, with the southerly line of said 7.206 acre parcel, the northerly line of said 4.581 acre parcel and the northerly line of a 1.956 acre parcel conveyed to James R Boyd of record in Official Record 3049, Page H11, a distance of 501.69 to a point, being a southwest corner of said 7.206 acre parcel and the southeast corner of a 1.501 acre parcel conveyed to Leader Development, LLC of record in Instrument Number 200605230100086;

Thence N 28°39'23" W, with the southwesterly line of said 7.206 acre parcel, the northwesterly line of said 1.501 acre parcel and a northwesterly line of a 1.047 acre parcel conveyed to Leader Development, LLC of record in Instrument Number 200605230100086, a distance of 343.09 feet to a point;

Thence N 61°20'37" E, crossing said 7.206 acre parcel, a distance of 129.22 feet to a point, on the southwesterly line of a 0.112 acre parcel conveyed to Brookewood Construction Company, Inc. of record in Instrument Number 201703290042005;

Thence with three (3) courses following the southeasterly line of said 0.112 acre parcel;

1. S 50°51'16" E, a distance of 30.03 feet to a point;
2. N 61°35'26" E, a distance of 77.12 feet to a point;
3. N 39°16'32" E, a distance of 94.51 feet to a point;

Thence N14°24'15" E, with the southeasterly line of said 0.112 acre parcel and the northwesterly line of said 0.072 acre parcel, a distance of 102.21 feet to a point, being on the northwesterly line of said 0.072 acre parcel;

Thence N 28°55'47" E, with the northwesterly line of said 0.072 acre parcel, a distance of 53.02 feet to a point, being the north corner of said 0.072 acre parcel on the westerly line of said 7.206 acre parcel;

Thence N 3°45'25" E, with the westerly line of said 7.206 acre parcel and the easterly line of said 1.077 acre parcel, a distance of 35.13 feet to a point, being the southerly corner of said 0.029 acre parcel;

Thence N 7°28'30" W, with the westerly line of said 0.029 acre parcel, a distance of 115.53 feet to a point, being the northwest corner of said 0.029 acre parcel, on the southerly line of a 0.024 acre parcel conveyed to Brookewood Construction Company, Inc. of record in Instrument Number 201702170023755;

Thence S 85°34'06" E, with the northerly line of said 0.029 acre parcel and the southerly line of said 0.024 acre parcel, a distance of 22.53 feet to a point, being the northeast corner of said 0.029 acre parcel and the southeast corner of said 0.024 acre parcel on the westerly line of said 7.260 acre parcel;

Thence N 4°11'40" E, with the westerly line of said 7.206 acre parcel and the easterly line of said 0.024 acre parcel, a distance of 5.00 feet to the True Point of Beginning, containing 6.657 acres of land, subject to all easements and documents of record.

For the purpose of this description a bearing of S 85°34'06" E was held on the north line of a 7.206 acre parcel of land conveyed to GEORGE E JR & VIVIAN M PARKER CO-TRS of record in Instrument Number 199810140262398, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. All references to records being on file in the Office of the Recorder, Franklin County, Ohio



Robert W. Martin 6-22-17  
Robert W. Martin Date  
P.S. 8114