

## DESCRIPTION OF A 12.793 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Dublin, being located in Virginia Military Survey Number 2543, being all of that **12.820 acre** tract of land described in a deed to **George Crimson, LLC**, of record in **Instrument Number 202402210017392**, all record herein reference are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

**BEGINNING** at a MAG spike set at the northwest corner of said 12.820 acre tract, being the southwest corner of Galway Estates Subdivision, as delineated on the record plat thereof, of record in Plat Book 59, Page 55, being on the east line of Coventry Woods Section 2, as delineated on the record plat thereof, of record in Plat Book 73, Page 16, and being on the centerline of right-of-way for Dublin Road (R/W width varies), as originally established in Road Record 5, Page 3;

Thence **North 83 degrees 56 minutes 54 seconds East**, across said Dublin Road, along the north line of said 12.820 acre tract, along the south lines of Lot 9, Lot 8 and Lot 7 in said Galway Estates Subdivision, (passing a 2-inch iron pipe found at a distance of 35.17 feet), a total distance of **592.95 feet** to a 1-inch iron pipe found at a northeast corner of said 12.820 acre tract, being a southerly corner of said Lot 7;

Thence **South 13 degrees 14 minutes 25 seconds East**, along an east line of said 12.820 acre tract, along a west line of said Lot 7, (passing a 1-inch bent iron pipe found at a distance of 67.08 feet, off line 0.68 feet west), a total distance of **116.39 feet** to a 1-inch iron pipe found at a northeast corner of said 12.820 acre tract, being a southwest corner of said Lot 7;

Thence **North 75 degrees 48 minutes 41 seconds East**, along a north line of said 12.820 acre tract, along a south line of said Lot 7, (passing a 1-inch iron pipe at a distance of 33.84 feet, off line 0.25 feet north; passing a 1-inch bent iron pipe found at a distance of 77.93 feet, off line 0.31 feet south; passing a 1/2-inch iron pin found at a distance of 78.05 feet, off line 0.15 feet north), a total distance of **131.62 feet** to a 1-inch iron pipe found at a northeast corner of said 12.820 acre tract, being the southeast corner of said Lot 7, and being on the west line of Lot 6 in said Galway Estates Subdivision;

Thence **South 20 degrees 11 minutes 31 seconds East**, along an east line of said 12.820 acre tract, along the west line of said Lot 6, a distance of **110.70 feet** to a 1-inch iron pipe found at a northeast corner of said 12.820 acre tract, being a southwest corner of said Lot 6;

Thence **South 70 degrees 23 minutes 15 seconds East**, along a northeast line of said 12.820 acre tract, along a southwest line of said Lot 6, a distance of **82.77 feet** to a 1-inch iron pipe found at a northerly corner of said 12.820 acre tract, being a southerly corner of said Lot 6;

Thence **North 87 degrees 42 minutes 49 seconds East**, along a north line of said 12.820 acre tract, along the south line of said Lot 6, (passing a 1-inch iron pipe found at a distance of 126.79 feet), a total distance of **190.67 feet** to a northeast corner of said 12.820 acre tract, being the southeast corner of said Lot 6, and being at the west edge of waters of the Scioto River;

Thence **South 01 degrees 42 minutes 42 seconds West**, along the east line of said 12.820 acre tract, along the west edge of waters of the Scioto River, a distance of **118.79 feet** to a point;

Thence **South 06 degrees 54 minutes 37 seconds West**, continuing along the east line of said 12.820 acre tract, continuing along the west edge of waters of the Scioto River, a distance of **343.43 feet** to the southeast corner of said 12.820 acre tract, being the northeast corner of Lot 1 of Luther Mitchell's Scioto Shores, as numbered and delineated on the record plat thereof, of record in Plat Book 18, Page 37, (reference an iron pin set bearing South 88 degrees 16 minutes 20 seconds West and distant 50.00 feet);

Thence **South 88 degrees 16 minutes 20 seconds West**, along the south line of said 12.820 acre tract, along the north line of said Lot 1, across said Dublin Road, (passing said reference iron pin set at a distance of 50.00 feet; passing a 1-inch iron pipe found at a distance of 233.59 feet; passing a 3/4-inch iron pipe found at a distance of 800.29 feet), a total distance of **831.48 feet** to a MAG spike set at the southwest corner of said 12.820 acre tract, being the southeast corner of said Coventry Woods Section 2, being the northeast corner of Killilea Section 2, as delineated on the record plat thereof, of record in Plat Book 93, Page 91, and being on the centerline of right-of-way for said Dublin Road;

Thence **North 15 degrees 33 minutes 22 seconds West**, along the centerline of right-of-way for said Dublin Road, along the west line of said 12.820 acre tract, along the east line of said Coventry Woods Section 2, along the east line of that 1.672 acre tract of land described in a deed to Justin L. Hegenderfer and Abigail M. Hegenderfer, of record in Instrument Number 202106160106000, along the east line of that 2.279 acre tract of land described as Parcel I in a deed to Kathryn L. Wagner, Trustee, or her successors in trust, under the Wagner Family Revocable Living Trust, dated January 3, 2012, of record in Instrument Number 201201130006073, a distance of **651.19 feet** to the **POINT OF BEGINNING** for this description.

The above described tract contains a total area of **12.793 acres** (0.449 acres of which are located within the present road occupied), all of which are located within Franklin County Auditor's parcel number 273-001786.

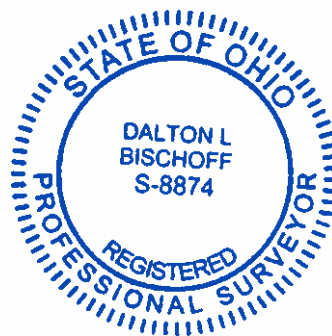
Where referenced, iron pins set are 5/8-inch diameter by 30-inch long rebar with caps inscribed "ASI FIRM 1648".

Bearings described herein are based on South 88 degrees 16 minutes 20 seconds West for the north line of Luther Mitchell's Scioto Shores, as delineated on the record plat thereof, of record in Plat Book 18, Page 37, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone), and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GNSS survey and an NGS OPUS solution.

This description was prepared on October 07, 2024 by Dalton L. Bischoff, Registered Professional Surveyor Number 8874, is based on an actual field survey of the premises performed in April 2024 by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Dalton L. Bischoff  
Dalton L. Bischoff  
Registered Professional Surveyor No. 8874



10/07/2024  
Date

**BOUNDARY SURVEY PLAT**  
 STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN  
 VIRGINIA MILITARY SURVEY NUMBER 2543

**GALWAY ESTATES SUBDIVISION**  
 P.B. 59, P.G. 55

**COVENTRY WOODS SECTION 2**  
 P.B. 73, P.G. 16

**RESERVE "E"**

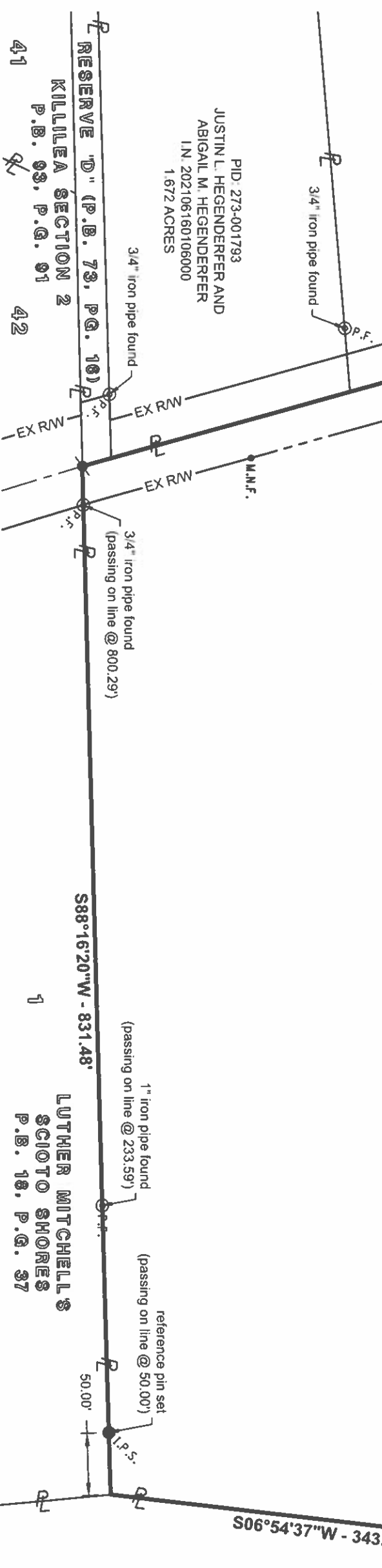
**DUBLIN ROAD**  
 (RW WIDTH VARIES)  
 R.R. 5, PG. 3

**12.793 ACRES (MEASURED)**  
 (0.449 ACRES MEASURED PRESENT ROAD OCCUPIED)

PID: 273-001792  
 KATHRYN L. WAGNER, TRUSTEE, OR  
 HER SUCCESSORS IN TRUST, UNDER  
 THE WAGNER FAMILY REVOCABLE  
 LIVING TRUST, DATED JANUARY 3, 2012  
 I.N. 201201130006073  
 PARCEL 1  
 2.279 ACRES

PID: 273-001793  
 JUSTIN L. HEGENDERFER AND  
 ABIGAIL M. HEGENDERFER  
 I.N. 202106160106000  
 1.672 ACRES

PID: 273-001786  
 GEORGE CRIMSON, LLC  
 I.N. 202402210017392  
 12.820 ACRES (DEED)



**BASIS OF BEARINGS**

Bearings described hereon are based on South 88 degrees 16 minutes 20 seconds West for the north line of Luther Mitchell's Scioto Shores, as delineated on the record plat thereof, of record in Plat Book 18, Page 37, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GNSS survey and an NGS OPUS solution.

**MONUMENT LEGEND**

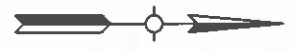
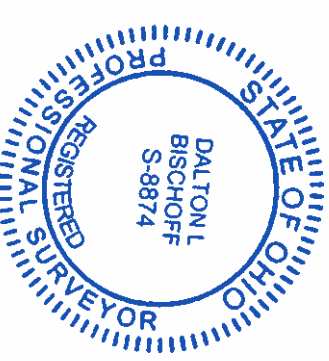
- I.P.F. Iron Pin Found (see note on survey)
- I.P.S. Iron Pin Set (5/8"x30" with cap "ASI FIRMS 1648")
- ⊙ P.F. Iron Pipe Found (see note survey)
- ⊙ M.N.F. MAG Nail Found
- ⊙ MAG Spike Set

This boundary survey plat was prepared on October 07, 2024, is based on an actual field survey of the premises performed in April 2024 by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

*Dalton L. Bischoff*  
 Dalton L. Bischoff  
 Registered Professional Surveyor No. 8874

10/07/2024  
 Date



**AMERICAN STRUCTUREPOINT INC.**

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 www.structurepoint.com

BOUNDARY SURVEY PLAT  
 FOR  
**JL - 7192 DUBLIN ROAD**  
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

DATE	10/07/2024
DRAWN BY	MMW
CHECKED BY	DLB
JOB NUMBER	2024.00690