



Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey No. 2544, being a 12.321 acre tract of land all out of that 85.236 acre tract as described in a deed to Elizabeth E. & Donald S. Cook, of record in Official Record Volume 6717 A17 (all references being to records in the Recorder's Office, Franklin County, Ohio), said 12.321 acre tract being more particularly described as follows:

Beginning at a railroad spike found at the centerline intersection of Brand Road and Ashbaugh Road, at the southwesterly corner of said 85.236 acre tract;

Thence North 3° 01' 58\"/>

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Beginning at a railroad spike found at the centerline intersection of Brand Road and Ashbaugh Road, at the southwesterly corner of said 85.236 acre tract;

Thence North 3° 01' 58\"/>

1. South 2° 45' 37\"/>
- 2. South 87° 14' 23\"/>
- 3. South 2° 45' 37\"/>
- 4. North 87° 14' 23\"/>
- 5. South 79° 34' 29\"/>
- 6. South 19° 11' 48\"/>
- 7. South 15° 35' 44\"/>
- 8. South 87° 14' 23\"/>
- 9. South 3° 01' 58\"/>
- 10. North 87° 14' 23\"/>
- 11. South 87° 15' 52\"/>
- 12. South 5° 24' 06\"/>
- 13. Along the arc of a non-tangent curve to the right, having a radius of 320.00 feet, a central angle of 1° 44' 02\", an arc distance of 9.68 feet to a point, said arc being subtended by a chord bearing South 58° 36' 42\"/>
- 14. South 32° 33' 34\"/>
- 15. Along the arc of a non-tangent curve to the left, having a radius of 260.00 feet, a central angle of 2° 12' 14\", an arc distance of 10.00 feet to a point, said arc being subtended by a chord bearing North 58° 50' 48\"/>
- 16. South 26° 27' 43\"/>
- 17. North 80° 58' 48\"/>
- 18. South 87° 12' 45\"/>
- 19. South 87° 14' 23\"/>
- 20. South 78° 40' 09\"/>
- 21. South 62° 37' 47\"/>
- 22. North 30° 00' 04\"/>
- 23. North 32° 33' 34\"/>
- 24. Along the arc of a non-tangent curve to the left, having a radius of 530.00 feet, a central angle of 05° 43' 16\", and an arc distance of 52.92 feet to a point, said arc being subtended by a chord bearing North 54° 34' 48\"/>
- 25. North 46° 13' 13\"/>
- 26. North 09° 35' 37\"/>
- 27. South 86° 58' 02\"/>
- 28. Along the arc of a non-tangent curve to the right, having a radius of 175.00 feet, a central angle of 23° 44' 39\", an arc distance of 72.52 feet to a point, said arc being subtended by a chord bearing North 81° 09' 38\"/>
- 29. South 31° 28' 02\"/>
- 30. South 58° 31' 58\"/>
- 31. South 86° 58' 02\"/>

- 1.) North 86° 58' 02\"/>
- 2.) South 58° 31' 58\"/>
- 3.) North 31° 28' 02\"/>
- 4.) Along the arc of a non-tangent curve to the left, having a radius of 175.00 feet, a central angle of 23° 44' 39\", and an arc length of 72.52 feet to a point, said arc being subtended by a chord bearing South 81° 09' 38\"/>
- 5.) North 86° 58' 02\"/>
- 6.) South 09° 35' 37\"/>
- 7.) South 46° 13' 13\"/>
- 8.) Along the arc of a non-tangent curve to the right, having a radius of 320.00 feet, a central angle of 1° 44' 02\", and an arc length of 9.68 feet to a point, said arc being subtended by a chord bearing North 58° 36' 42\"/>
- 9.) South 32° 33' 34\"/>
- 10.) South 30° 00' 04\"/>
- 11.) North 62° 37' 47\"/>
- 12.) North 78° 40' 09\"/>
- 13.) North 87° 14' 23\"/>
- 14.) North 37° 12' 45\"/>
- 15.) South 80° 58' 48\"/>
- 16.) South 32° 02' 43\"/>
- 17.) South 18° 15' 01\"/>
- 18.) South 14° 26' 19\"/>
- 19.) South 16° 08' 51\"/>
- 20.) South 0° 01' 01\"/>

Thence North 83° 57' 09\"/>

Thence South 72° 26' 36\"/>

Thence North 70° 17' 11\"/>

We, Hockaden and Associates, Inc., Consulting Engineers, hereby certify to the Fifth Third Bank of Columbus, Title First Agency, Inc. and Bristol Commons Associates, that the foregoing Mortgage Survey entitled "Mortgage Survey - Bristol Commons, Section 1", was prepared in part from information supplied by others and an actual field survey of the premises and correctly shows (i) the boundaries and areas of the subject property and the size, location, of buildings and improvements thereon and the distance therefrom to the nearest facing exterior property lines of the subject property, (ii) the location of all rights-of-way, easements, and any other matters of record (or of which we have knowledge or have been advised, whether or not of record) affecting or benefiting the subject property; (iii) all abutting dedicated streets providing access to the subject property, together with the width and name thereof, and (iv) other significant items on the subject property. (v) there are no encroachments upon the subject property, encroachments on adjacent property or streets by any improvements on the subject property.

Part of the subject property is located within a Flood Plain, according to the Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel Number 396673 0003 D, Effective Date October 17, 1989.

John L. Price 6/16/92
John L. Price, P.S. No 7159 Date:



SURVED BY: R.W.S.	SCALE 1"=100'	DATE: 5-08-92	1	1	SEAL
		AREA	OF	SHEET NO.	
MORTGAGE SURVEY - SECTION ONE		PROJECT LOCATION		BRAND ROAD	
SHEET DESCRIPTION		REVISION		DATE	
BRISTOL COMMONS - SECTION ONE		2 TRACTS & DESCRIPTIONS		VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE	
BRAND ROAD		BY		RWS	

HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
883 NORTH CASSADY AVENUE
COLUMBUS, OHIO 43219
PHONE: (614) 252-0993
FAX: (614) 252-0444

MUIRFIELD GREEN COMPANY
31,500 ACRES
O.R.V. 10533 J15

RICHARD A. COULTER
6,235 ACRES
D.B. 2365, PG. 864

MUIRFIELD VILLAGE GOLF CLUB
59,864 ACRES
O.R.V. 10776 H16

BRISTOL COMMONS - SECTION ONE

ELIZABETH E. & DONALD S. COOK
O.R.V. 6717 A17
85,236 ACRES (DEED)
86,775 ACRES (SURVEY)
50,877 ACRES (RESIDUE)

23.578 ACRES

12.321 ACRES

RONALD L. & ANNE F. GEESE
3,392 ACRES
O.R.V. 2012 B03

BRANDON
SECTION 2, PHASE 2
P.B. 74, PG. 88

BRANDON
SECTION 2, PHASE 1
P.B. 66, PG. 33

BEARINGS ARE BASED ON A FIELD TRAVERSE ORIGINATING ON FRANKLIN COUNTY SURVEY CONTROL MONUMENTS "FCGS 180" AND "FCGS McNEAL" AND ARE BASED ON THE OHIO STATE PLAIN COORDINATE SYSTEM, SOUTH ZONE AND THE NORTH AMERICAN DATUM OF 1983.