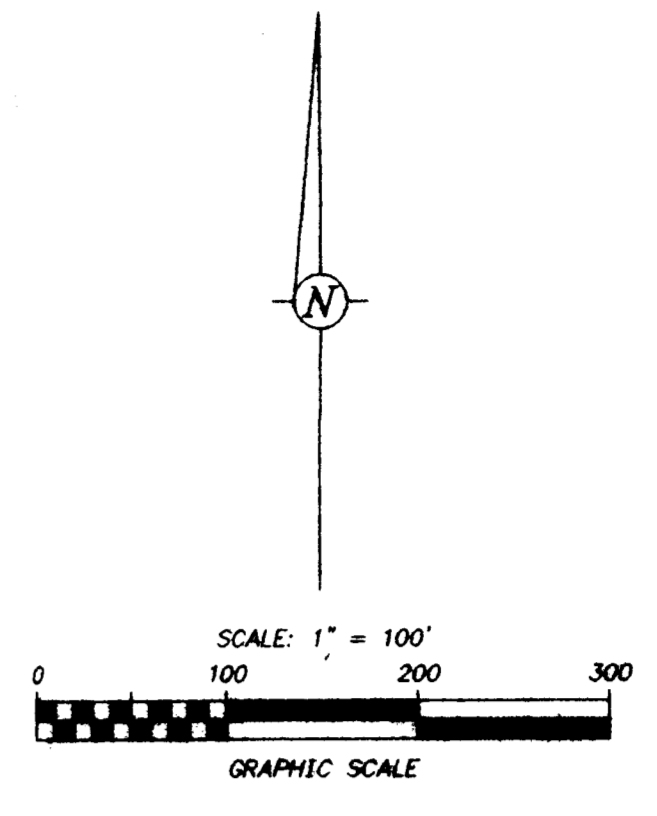
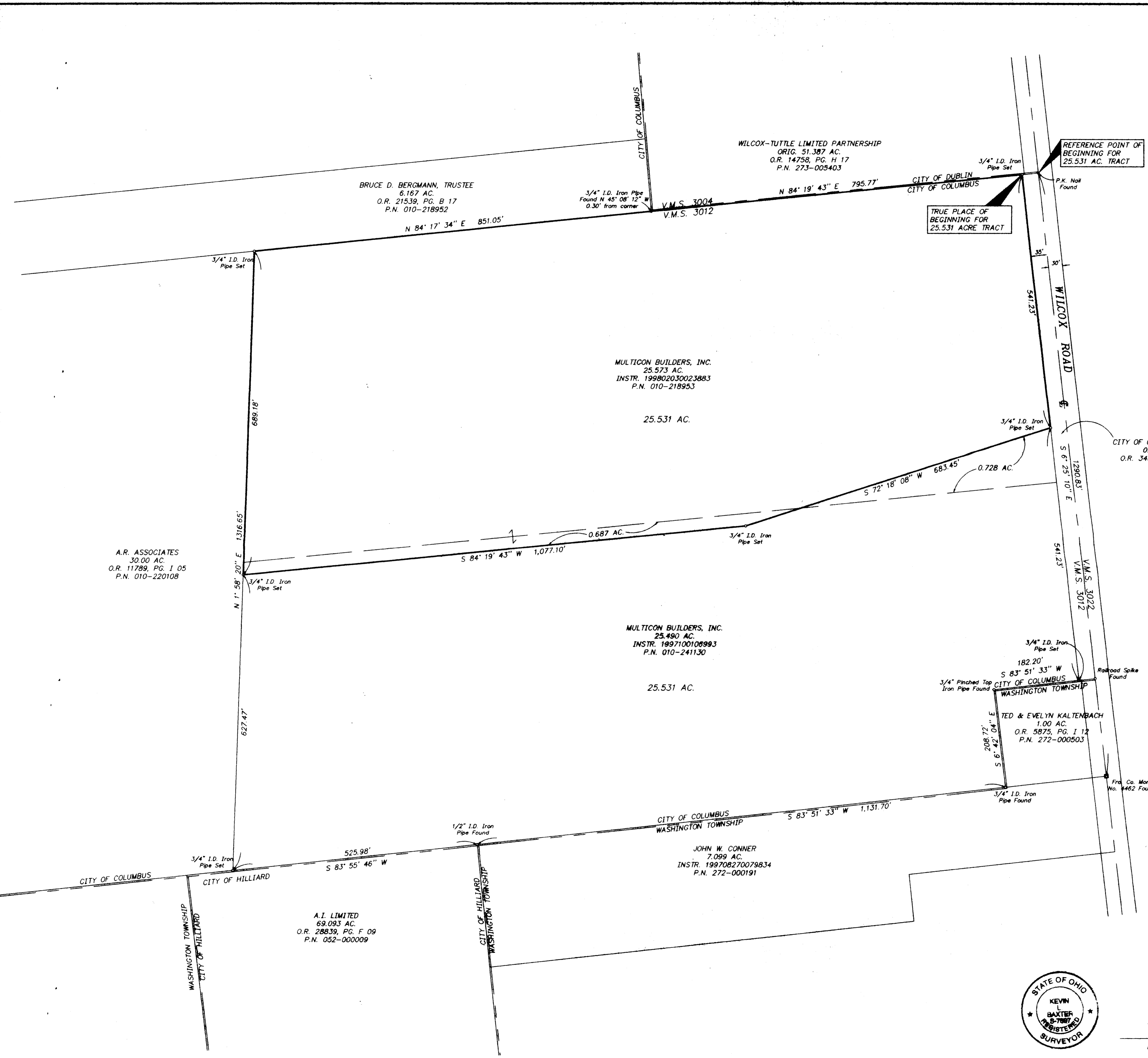


H. LADDS (DMS) 17-257 EXHIBITS LOT SPLITTING MAR 27, 1998 @ 10:33 AM SURVEY



DESCRIPTION OF A 25.531 ACRE TRACT
Situating in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey No. 3012 and being 24.844 acres out of a 25.573 acre tract of land conveyed to Multicon Builders, Inc. by deed of record in Instrument 199802030023883 and 0.687 acre out of a 25.490 acre tract of land conveyed to Multicon Builders, Inc. by deed of record in Instrument 19970010106993, all references to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:
Beginning, for reference, at a P.K. nail found in the centerline of Wilcox Road (variable width), at the northeast corner of a 0.870 acre tract of land conveyed to City of Columbus, Ohio, for Wilcox Road right-of-way purposes, by deed of record in Official Record 34357, Page G 05 and at the southeast corner of an original 51.387 acre tract of land conveyed to Wilcox-Tuttle Limited Partnership by deed of record in Official Record 14758, Page H 17, said P.K. nail being N 6° 25' 10" W a distance of 1,290.83 feet from Franklin County Monument No. 4462 found in the centerline of Wilcox Road;
thence S 84° 19' 43" W along the north line of said 0.870 acre tract, along a portion of the south line of said original 51.387 acre tract and along a portion of a north line of said 25.573 acre tract extended easterly a distance of 35.00 feet to a 3/4" I.D. iron pipe set at the northeast corner of said 0.870 acre tract, at the northeast corner of said 25.573 acre tract and at the true place of beginning of the tract herein intended to be described;
thence S 6° 25' 10" E along the west right-of-way line of Wilcox Road and parallel with and thirty-five feet westerly by perpendicular measurement from the centerline of Wilcox Road, along a portion of the west line of said 0.870 acre tract and along a portion of the east line of said 25.573 acre tract a distance of 541.23 feet to a 3/4" I.D. iron pipe set;
thence S 72° 18' 08" W crossing a portion of said 25.573 acre tract and crossing a portion of said 25.490 acre tract a distance of 683.45 feet to a 3/4" I.D. iron pipe set;
thence S 94° 19' 43" W crossing a portion of said 25.490 acre tract a distance of 1,077.10 feet to a 3/4" I.D. iron pipe set in the west line of said 25.490 acre tract and in the east line of a 30.00 acre tract of land conveyed to A. R. Associates by deed of record in Official Record 11789, Page I 04;
thence N 1° 58' 20" E along a portion of the west line of said 25.490 acre tract, along the west line of said 25.573 acre tract and along a portion of the east line of said 30.00 acre tract a distance of 689.18 feet to a 3/4" I.D. iron pipe set at the northwest corner of said 25.573 acre tract, at the northeast corner of said 30.00 acre tract and in the south line of a 6.167 acre tract of land conveyed to Bruce D. Bergmann, Trustee by deed of record in Official Record 21539, Page B 12;
thence N 84° 17' 34" E along a north line of said 25.573 acre tract and along a portion of the south line of said 6.167 acre tract a distance of 651.05 feet to a point at a corner of said 25.573 acre tract, at the southeast corner of said 6.167 acre tract and at a corner of said original 51.387 acre tract, said point being S 45° 08' 12" E a distance of 0.30 feet from a 3/4" I.D. iron pipe found;
thence N 84° 19' 43" E along a north line of said 25.573 acre tract and along a portion of the south line of said original 51.387 acre tract a distance of 795.77 feet to the true place of beginning;
containing 25.531 acres of land more or less and being subject to all legal highways, easements and restrictions of record.
The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio from surveys performed by M-E Civil Engineers, Inc., performed in September, 1997 and January, 1998 and from a field investigation performed under my supervision in February, 1998. Basis of bearings is the centerline of Wilcox Road being S 6° 25' 10" E, as shown of record in Official Record 34357, Page G 05, Recorder's Office, Franklin County, Ohio.



I hereby certify that this plot was prepared from an actual field survey performed under my supervision in February, 1998. Each 3/4" I.D. iron pipe set is marked with a yellow plastic cap imprinted "Bird & Bull, Inc."

Kevin L. Baxter
Kevin L. Baxter - Ohio Surveyor No. 7697

C.F. BIRD & R.J. BULL, INC. ENGINEERS / SURVEYORS 3875 S. DUBLIN-GRANVILLE RD. COLUMBUS, OHIO	
MULTICON BUILDERS, INC. INSTR. 199710010106993 & 199802030023883	
EXHIBIT FOR LOT SPLIT ON WILCOX RD., SOUTH OF TUTTLE RD., COLUMBUS, OHIO	
25.531 AC. IN VIRGINIA MILITARY SURVEY NO. 3012.	
SCALE: 1" = 100'	JOB NO. 1
OWN: KLB/CBD/LSL	MARCH 28, 1998 97-257 1