

PLANS DWS(197-257) EXHIBIT/ST/LS/SP/LE/DWG. 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, a Virginia Military Survey No. 3012 and being 0.728 acre out of a 25.573 acre tract of land conveyed to Multicon Builders, Inc. by deed of record in Instrument 199802030023883 and 24.803 acres out of a 25.490 acre tract of land conveyed to Multicon Builders, Inc. by deed of record in Instrument 1997100106993, 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 12, 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 and at the northeast corner of said 25.573 acre tract;
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, along a portion of the east line of said 25.573 acre tract and along an east line of said 25.490 acre tract a distance of 541.23 feet to a 3/4" I.D. iron pipe set at the true place of beginning of the tract herein intended to be described;
thence continuing 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, along a portion of the east line of said 25.573 acre tract and along an east line of said 25.490 acre tract a distance of 541.23 feet to a 3/4" I.D. iron pipe set at the southwest corner of said 0.870 acre tract, at a southeast corner of said 25.490 acre tract and in the north line of a 1.00 acre tract of land conveyed to Ted and Evelyn Kallenbach by deed of record in Official Record 5875, Page I 12, said iron pipe being: S 83° 51' 33" W a distance of 35.00 feet to a railroad spike found in the centerline of Wilcox Road, at the southeast corner of said 0.870 acre tract and at the northeast corner of said 1.00 acre tract;
thence S 83° 51' 33" W along a south line of said 25.490 acre tract and along a portion of the north line of said 1.00 acre tract a distance of 182.20 feet to a 3/4" I.D. iron pipe found at a corner of said 25.490 acre tract and at the northwest corner of said 1.00 acre tract;
thence S 6° 42' 04" E along an east line of said 25.490 acre tract and along the west line of said 1.00 acre tract a distance of 208.72 feet to a 3/4" I.D. iron pipe found at a southeast corner of said 25.490 acre tract, at the southwest corner of said 1.00 acre tract and in the north line of a 7.099 acre tract of land conveyed to John W. Conner by deed of record in Instrument 199708270079834;
thence S 83° 51' 33" W along a south line of said 25.490 acre tract and along a portion of the north line of said 7.099 acre tract a distance of 1,131.70 feet to a 1/2" I.D. iron pipe found at a corner of said 25.490 acre tract, at the northeast corner of a 69.093 acre tract of land conveyed to A.I. Limited by deed of record in Official Record 28839, Page F 09;
thence S 83° 55' 46" W along a south line of said 25.490 acre tract and along a portion of the north line of said 69.093 acre tract a distance of 525.98 feet to a 3/4" I.D. iron pipe set at the southwest corner of said 25.490 acre tract and at the southeast corner 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 and along a portion of the east line of said 30.00 acre tract a distance of 627.47 feet to a 3/4" I.D. iron pipe set;
thence N 84° 19' 43" E 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;
thence N 72° 18' 08" E crossing a portion of said 25.490 acre tract and crossing a portion of said 25.573 acre tract a distance of 683.45 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.

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 12, 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 and at the northeast corner of said 25.573 acre tract;

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, along a portion of the east line of said 25.573 acre tract and along an east line of said 25.490 acre tract a distance of 541.23 feet to a 3/4" I.D. iron pipe set at the true place of beginning of the tract herein intended to be described;

thence continuing 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, along a portion of the east line of said 25.573 acre tract and along an east line of said 25.490 acre tract a distance of 541.23 feet to a 3/4" I.D. iron pipe set at the southwest corner of said 0.870 acre tract, at a southeast corner of said 25.490 acre tract and in the north line of a 1.00 acre tract of land conveyed to Ted and Evelyn Kallenbach by deed of record in Official Record 5875, Page I 12, said iron pipe being: S 83° 51' 33" W a distance of 35.00 feet to a railroad spike found in the centerline of Wilcox Road, at the southeast corner of said 0.870 acre tract and at the northeast corner of said 1.00 acre tract;

thence S 83° 51' 33" W along a south line of said 25.490 acre tract and along a portion of the north line of said 1.00 acre tract a distance of 182.20 feet to a 3/4" I.D. iron pipe found at a corner of said 25.490 acre tract and at the northwest corner of said 1.00 acre tract;

thence S 6° 42' 04" E along an east line of said 25.490 acre tract and along the west line of said 1.00 acre tract a distance of 208.72 feet to a 3/4" I.D. iron pipe found at a southeast corner of said 25.490 acre tract, at the southwest corner of said 1.00 acre tract and in the north line of a 7.099 acre tract of land conveyed to John W. Conner by deed of record in Instrument 199708270079834;

thence S 83° 51' 33" W along a south line of said 25.490 acre tract and along a portion of the north line of said 7.099 acre tract a distance of 1,131.70 feet to a 1/2" I.D. iron pipe found at a corner of said 25.490 acre tract, at the northeast corner of a 69.093 acre tract of land conveyed to A.I. Limited by deed of record in Official Record 28839, Page F 09;

thence S 83° 55' 46" W along a south line of said 25.490 acre tract and along a portion of the north line of said 69.093 acre tract a distance of 525.98 feet to a 3/4" I.D. iron pipe set at the southwest corner of said 25.490 acre tract and at the southeast corner 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 and along a portion of the east line of said 30.00 acre tract a distance of 627.47 feet to a 3/4" I.D. iron pipe set;

thence N 84° 19' 43" E 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;

thence N 72° 18' 08" E crossing a portion of said 25.490 acre tract and crossing a portion of said 25.573 acre tract a distance of 683.45 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.

thence S 83° 51' 33" W along a south line of said 25.490 acre tract and along a portion of the north line of said 7.099 acre tract a distance of 1,131.70 feet to a 1/2" I.D. iron pipe found at a corner of said 25.490 acre tract, at the northeast corner of a 69.093 acre tract of land conveyed to A.I. Limited by deed of record in Official Record 28839, Page F 09;

thence S 83° 55' 46" W along a south line of said 25.490 acre tract and along a portion of the north line of said 69.093 acre tract a distance of 525.98 feet to a 3/4" I.D. iron pipe set at the southwest corner of said 25.490 acre tract and at the southeast corner 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 and along a portion of the east line of said 30.00 acre tract a distance of 627.47 feet to a 3/4" I.D. iron pipe set;

thence N 84° 19' 43" E 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;

thence N 72° 18' 08" E crossing a portion of said 25.490 acre tract and crossing a portion of said 25.573 acre tract a distance of 683.45 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.

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS
2875 W. DUBLIN-GRANVILLE RD.
COLUMBUS, OHIO

MULTICON BUILDERS, INC.
INSTR 1997100106993 & 199802030023883

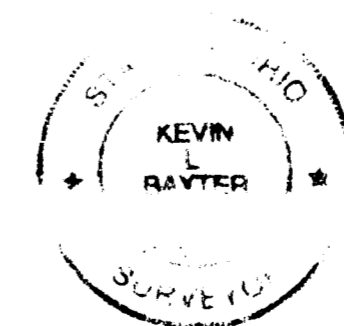
EXHIBIT FOR LOT SPLIT
ON WILCOX RD., SOUTH OF TUTTLE RD.,
COLUMBUS, OHIO

25.531 AC IN VIRGINIA MILITARY SURVEY NO. 3012
SCALE: 1" = 100'

DWN. KLB/CKD LSL MARCH 28, 1998 JOB NO. 97-257

REV. JUNE 17, 1998

1



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

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.'

3/4" I.D. Iron Pipe Set Unless Otherwise Shown