

The following is a combined perimeter description of portions remaining from tax parcels 050-005622 and 050-005621, within the City of Hilliard, County of Franklin, State of Ohio which land is currently owned by Clarence L. Maxwell and Ruth E. Maxwell 82% and owned jointly with Kathleen C. Ward 18% as of October 06, 1997 with parcel 050-005621 fronting along Cosgray Road... said acreage being 19.228 acres... bounded and more particularly described:

Commence for reference with a found steel monument assembly box in the intersection of Scioto and Darby Creek Road and Cosgray Road (each 60 feet wide) which monument bears S 08 deg 24 min 11 sec E 1453.62 feet from a found steel monument assembly box in the middle of Cosgray Road (the first mentioned box being Franklin County Engineer's monument # 5540 and the last mentioned box being Franklin County Engineer's box # 6655... then from the starting reference S 87 deg 34 min 47 sec W 10.060 feet to a found railroad spike marking the southeast corner of parcel 050-005621 (original Parcel II... formerly 20.33 acres... prior deed O.R. 24978 B19 of which 8.3854 acres is included within this new description)... then with the common boundary between Parcel II and Parcel I N 06 deg 49 min 23 sec W 383.100 feet to a spike set in the Cosgray Road pavement and is the true point of beginning;

Thence: S 87 deg 34 min 47 sec W 327.431 feet to a 3/4 inch pipe set in the easterly line of 2.706 acres O.R. 5747 J06 - J09 parcel 5623 (Cartwright owner);

Thence: N 02 deg 25 min 13 sec W 204.598 feet to a found 3/4 inch pipe at the north-east corner of 2.000 acres parcel 8370 instrument # 19980360052921 (Turnbull and Halley... owners... combined 0.831 acre and 1.169 acres... 03 / 06 / 98);

Thence: S 87 deg 34 min 47 sec W 519.984 feet to a found 3/4 inch pipe on the easterly line of Turnbull and Halley 3.000 acres parcel 7271 O.R. 26528 B02;

Thence: On the easterly bounds therewith N 02 deg 26 min 08 sec W 132.442 feet to a found 3/4 inch pipe at the northeasterly corner thereof;

Thence: With Turnbull and Halley northerly boundary N 89 deg 28 min 29 sec W 507.480 feet to a found 3/4 inch pipe on the easterly line of 15.542 acres parcel 8207 instrument # 199706300035618 Barbara J. Demaline;

Thence: With Demaline's eastern boundary N 05 deg 41 min 25 sec W 628.617 feet to a found 3/4 inch pipe on the bank of Groff Open Ditch and on the southerly line of 50 acres parcel 7624 Eastwind Holding Company instrument # 199712040159150;

Thence: With said boundary and along the bank of said Groff Open Ditch, N 84 deg 18 min 35 sec E 468.672 feet to a point in said Groff Ditch and being the most westerly corner of 5.575 acres parcel 8206 Greg DeGraw and Anna DeGraw instrument # 199706300035615;

Thence: With the middle of said open ditch and being the southerly line of DeGraw with the following courses and distances: (1) S 61 deg 40 min 22 sec E (passing a point at 11.045 feet) a distance of 74.123 feet; (2) S 57 deg 26 min 28 sec E (passing a point at 153.241 feet), a distance of 207.694 feet to a point; then (3) S 60 deg 17 min 47 sec E 152.293 feet; (4) S 60 deg 01 min 38 sec E 121.388 feet to a point; (5) S 68 deg 18 min 07 sec E 162.688 feet to a point; (6) S 73 deg 20 min 42 sec E 123.349 feet to a point; (7) S 75 deg 12 min 29 sec E 140.872 feet to a point; then with the eighth course S 73 deg 04 min 12 sec E 14.867 feet to the easterly line of steel rod along Cosgray Road;

Thence: With the boundary between Parcel II and Parcel III S 06 deg 49 min 23 sec E a distance of 562.729 feet to the true point of beginning.

Containing within said bounds a total of 19.228 acres of land of which 10.8426 acres is the present residue from Parcel I (050-005622) and 8.3854 acres is a portion of Parcel II (050-005621)... all in VMS 6636, City of Hilliard, bearings based on N 83 deg 54 min 23 sec E being the south line of 7.049 acres described in O.R. 31230 B12 in the name of Richard B. Stahl and Mary E. Stahl 2-23-96.

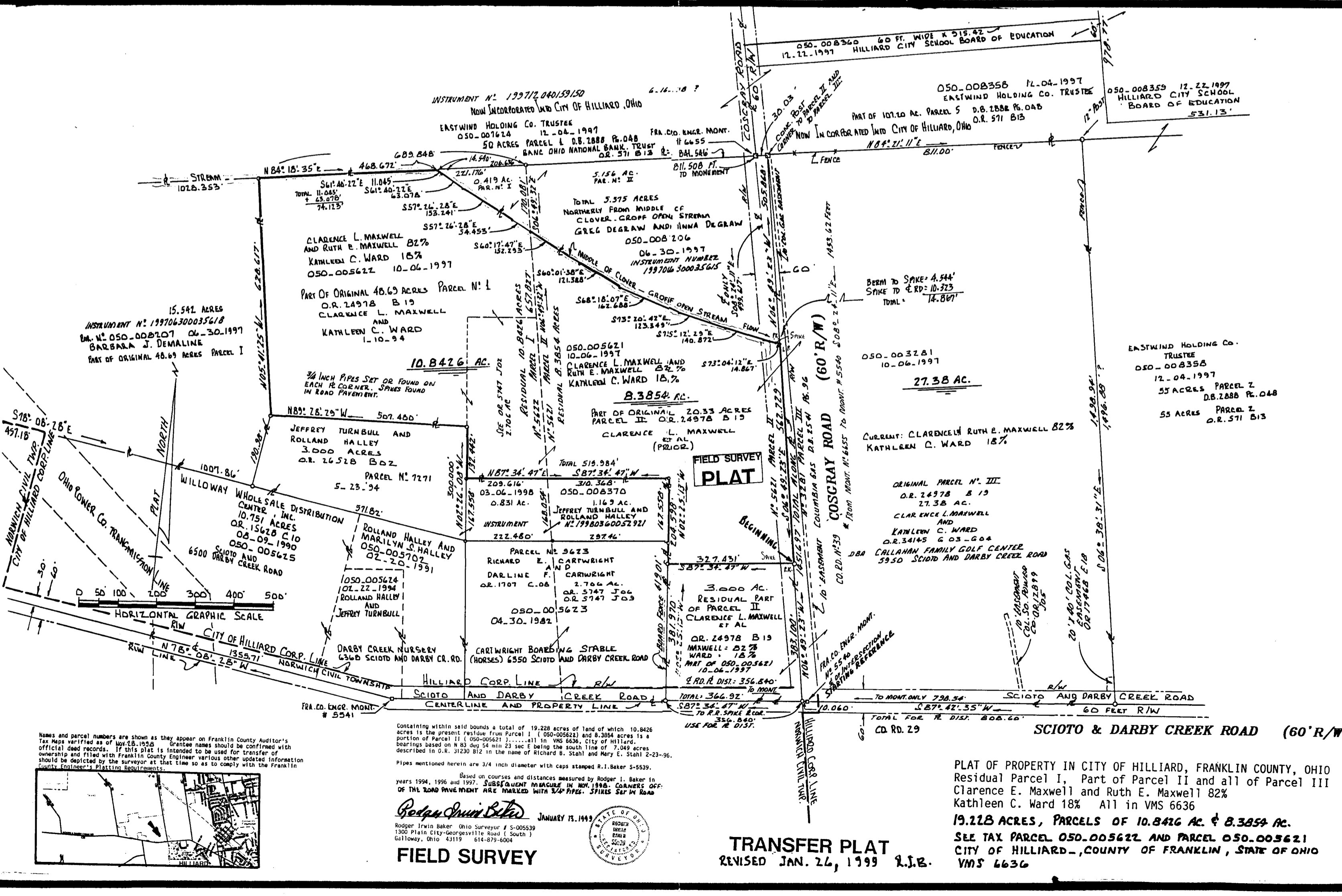
Pipes mentioned herein are 3/4 inch diameter with caps stamped R.I. Baker S-5539.

This description is based on courses and distances measured by Rodger I. Baker in years 1994, 1996 and 1997.

Rodger Irwin Baker January 13, 1999

Rodger Irwin Baker Ohio Surveyor # S-005539
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119 614-879-6004

REVISED JAN. 26, 1999



PLAT OF PROPERTY IN CITY OF HILLIARD, FRANKLIN COUNTY, OHIO
Residual Parcel I, Part of Parcel II and all of Parcel III
Clarence E. Maxwell and Ruth E. Maxwell 82%
Kathleen C. Ward 18% All in VMS 6636
19.228 ACRES, PARCELS OF 10.8416 AC. & 8.3854 AC.
SEE TAX PARCEL 050.005622 AND PARCEL 050.005621
CITY OF HILLIARD, COUNTY OF FRANKLIN, STATE OF OHIO
VMS 6636

Rodger Irwin Baker JANUARY 13, 1999

Rodger Irwin Baker Ohio Surveyor # S-005539
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119 614-879-6004

TRANSFER PLAT
REVISED JAN. 26, 1999 R.I.B.

Names and parcel numbers are shown as they appear on Franklin County Auditor's Tax Maps verified as of 10/18/1998. If this plat is intended to be used for transfer of ownership and filed with Franklin County Engineer various other updated information should be depicted by the surveyor at that time so as to comply with the Franklin County Engineer's Platting Requirements.