ANDERSON FARMS, LTD., LLC
TRACT NO. 5 – 33 AC.
O.R. 34171, PG. J 03

P.N. 200-60

GLENN C. ANDERSON, TRUSTEE (UND. 1/2 INTEREST)
JANET M. ANDERSON, TRUSTEE (UND. 1/2 INT.)
35.288 AC.
O.R. 34171, PG. J 01

P.N. 200-19

ANDERSON FARMS, LTD., LLC
TRACT NO. 2 – 43 AC.
O.R. 34171, PG. J 03

P.N. 200-2

3/4" I.D. Iron Pipe Found

N 2° 53' 12" E 2,248.50'

3/4" I.D. Iron Pipe Found

RESERVE "A"

THE THOMPSON FAMILY LIMITED PARTNERSHIP
ORIG. 141 AC.
O.R. 31430, PG. J 02

P.N. 200-217

N 87° 12' 25" W 1,420.13'

DAVIDSON PHILLIPS, INC.
TRACT 3 - ORIG. 72.609 AC. (71.013 AC. BY RECENT SURVEY)
O.R. 12231, PG. I 09

P.N. 010-214990

N 85° 28' 46" E 1,234.55'

℄ BROOKMONT DRIVE 50'

BROOKBEND
P.B. 84, PGS. 53 & 54

℄ ROBERTS ROAD 50' 40'

Ex. Farm Fence

TRUE PLACE OF BEGINNING FOR 71.013 AC. TRACT

S 88° 19' 20" E 52.05'

S 2° 55' 40" W 82.25'

S 2° 55' 40" W 857.42'

℄ SPINDLER ROAD 60'

30.26'

440.35'

S 2° 55' 40" W

Railroad Spike Found

Railroad Spike Found

CITY OF COLUMBUS
STRIP NO. 1 – 0.654 AC.
O.R. 14894, PG. D 07

DEDICATION OF HILLIARD-ROME, ROBERTS AND SPINDLER ROADS
P.B. 50, PGS. 20 & 21

REFERENCE POINT OF BEGINNING FOR 71.013 AC. TRACT

S 32° 45' 50" E 86.33'

Δs = 25° 05' 30"
R = 317.90'
Chs = 138.11'
S 9° 37' 05" E

S 2° 03' 57" W 1,115.27'

31' 31'

Franklin County Monument No. 5239 Found

℄ SPINDLER ROAD ~ 60'

Ex. R/W

CITY OF COLUMBUS
STRIP NO. 2 – 0.935 AC.
O.R. 14894, PG. D 07

BANC OHIO NATIONAL BANK, TRUSTEE
ORIG. 51.881 AC.
O.R. 2529, PG. J 16

Δs = 34° 49' 47"
R = 257.90'
Chs = 154.37'
S 15° 20' 57" E

SCALE: 1" = 100'
0 100 200 300
GRAPHIC SCALE

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

STATE OF OHIO
KEVIN L. BAXTER
S-7697
REGISTERED
SURVEYOR

Kevin L. Baxter ~ Ohio Surveyor No. 7697

DESCRIPTION OF 71.013 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey No. 6542, and being 71.013 acres of an original 72.609 acre tract of land conveyed as Tract 3 to Davidson Phillips, Inc., by deed of record in Official Record 12231, Pg. I 09, Recorder's Office, Franklin County, Ohio, said tract being bounded and described as follows:

Beginning, for reference, at a railroad spike found in the centerline of Spindler Road (60 feet in width), at the northeast corner of said original 72.609 acre tract, at the northeast corner of a 0.654 acre tract of land conveyed to City of Columbus, for road right-of-way purposes, by deed of record in Official Record 14894, Page D 07, Recorder's Office, Franklin County, Ohio and in a west line of a 10.089 acre tract of land, dedicated to City of Columbus for road right-of-way purposes, as shown upon the plat entitled Dedication of Hilliard-Rome, Roberts and Spindler Roads, of record in Plat Book 50, Pages 20 and 21, Recorder's Office, Franklin County, Ohio, said railroad spike being S 2° 55' 40" W a distance of 440.35 from a railroad spike found at the intersection of the centerline of Spindler Road with the centerline of Roberts Road, in the north line of said Virginia Military Survey No. 6542, in the south line of Virginia Military Survey No. 2417 and at the northwest corner of said 10.089 acre tract;

thence S 85° 28' 46 W along a portion of the north line of said original 72.609 acre tract and along the north line of said 0.654 acre tract a distance of 30.26 feet to a 3/4" I.D. iron pipe set in the west right-of-way line of Spindler Road, at the northwest corner of said 0.654 acre tract, at the southeast corner of Lot Number One (1), as shown upon the plat of Brookbend, of record in Plat Book 84, Pages 53 and 54, Recorder's Office, Franklin County, Ohio and at the true place of beginning of the tract herein intended to be described;

thence S 88° 19' 20" E along the west right-of-way line of Spindler Road and along the west line of said 0.654 acre tract a distance of 857.42 feet to a 3/4" I.D. iron pipe set at a point of curvature;

thence southerly with the curved west right-of-way line of Spindler Road, with the curved west line of said 0.654 acre tract and with a curve to the left, data of which is radius = 317.90 and sub-delta = 25° 05' 30", a sub-chord distance of 138.11 feet bearing S 09° 37' 05" E to a 3/4" I.D. iron pipe set at the point of tangency and in the west line of an original 51.881 acre tract of land conveyed as Parcel No. 2, First Tract, to Banc Ohio National Bank, Trustee, by deed of record in Official Record 2529, Page J 16, Recorder's Office, Franklin County, Ohio;

thence S 2° 55' 40" W along a portion of the east line of said original 72.609 acre tract and along a portion of the west line of said original 51.881 acre tract a distance of 82.25 feet to a _" I.D. iron pipe set at a corner of said original 72.609 acre tract and at the southwest corner of said original 51.881 acre tract;

thence S 88° 19' 20" E along a portion of a north line of said original 72.609 acre tract and along a portion of the south line of said 51.881 acre tract a distance of 52.05 feet to a 3/4" I.D. iron pipe set in the southwest right-of-way line of Spindler Road and at the northwest corner of a 0.935 acre tract of land conveyed to City of Columbus, for road right-of-way purposes, by deed of record in Official Record 14894, Page D 07, Recorder's Office, Franklin County, Ohio;

thence S 32° 45' 50" E along the southwest right-of-way line of Spindler Road and along the southwest line of said 0.935 acre tract a distance of 86.33 feet to a 3/4" I.D. iron pipe set at a point of curvature;

thence southerly along the curved west right-of-way line of Spindler Road, along the curved west line of said 0.935 acre tract and with a curve to the right, data of which is radius = 257.90 feet and delta = 34° 49' 47", a chord distance of 154.37 feet bearing S 15° 20' 57" E to a 3/4" I.D iron pipe set at the point of tangency;

thence S 2° 03' 57" W along the west right-of-way line of Spindler Road and along the west line of said 0.935 acre tract a distance of 1,115.27 feet to a 3/4" I.D. iron pipe set at the southwest corner of said 0.935 acre tract, in the south line of said original 72.609 acre tract and in the north line of an original 141 acre tract of land conveyed to The Thompson Family Limited Partnership by deed of record in Official Record 31430, Page J 02, Recorder's Office, Franklin County, Ohio, said iron pipe being N 87° 12' 25" W a distance of 31.31 feet from Franklin County Monument No. 5239 found in the centerline of Spindler Road;

thence N 87° 12' 25" W along a portion of the south line of said original 72.609 acre tract, along a portion of the north line of said original 141 acre tract and along a north line of a 33 acre tract of land conveyed as Tract No. 5 to Anderson Farms, Ltd., by deed of record in Official Record 34171, Page J 03, Recorder's Office, Franklin County, Ohio a distance of 1,420.13 feet to a 3/4" I.D. iron pipe found at the southwest corner of said original 72.609 acre tract and at a corner of said 33 acre tract;

thence N 2° 53' 12" E along the west line of said original 72.609 acre tract, along an east line of said 33 acre tract, along an east line of a 35.288 acre tract of land conveyed to Glenn C. Anderson (undivided 1/2 interest) and Janet M. Anderson (undivided 1/2 Interest) by deed of record in Official Record 34171, Page J 01, Recorder's Office, Franklin County, Ohio and along the east line of a 43 acre tract of land conveyed as Tract No. 2 to Anderson Farms, Ltd., by deed of record in Official Record 34171, Page J 03, Recorder's Office, Franklin County, Ohio a distance of 2,248.50 feet to a 3/4" I.D. iron pipe found at the northwest corner of said original 72.609 acre tract and at the southwest corner of Reserve "A" as shown upon said plat of Brookbend;

thence N 85° 28' 46" E along the north line of said original 72.609 acre tract, along the south line of said Reserve "A" and along the south lines of Lots Numbers Eighteen (18) through said Lot No. 1, inclusive, as shown upon said plat of Brookbend a distance of 1,234.55 feet to the true place of beginning;

containing 71.013 acres of land more or less and being subject to all 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 an actual field survey of said 71.013 acre tract in July, 1997. Basis of bearings is the centerline of Spindler Road, also being an east line of said original 72.609 acre tract, being S 2° 55' 40" W, as shown of record in Official Record 12231, Page I 09, Recorder's Office, Franklin County, Ohio.

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

DAVIDSON PHILLIPS, INC.
O.R. 12231, PG. I 09

BOUNDARY SURVEY
ON SPINDLER ROAD, SOUTH OF ROBERTS ROAD
COLUMBUS, OHIO

SCALE: 1" = 100'	JOB NO. 97-111	1 / 1
DWN: KLB CKD: TLR	OCTOBER 17, 1997	

H:\JOBS\DWG\97-111\EXHIBITS\OVERALL.DWG