



RUSSELL E. PHILLIPPI, ET AL
1189 ROME HILLIARD ROAD
PARCEL NO. 240-001790
DEED BOOK 1910, PAGE 471

PRAIRIE TOWNSHIP
CITY OF COLUMBUS
N88°20'36"E
1020.03'

BRYNHAVEN DEVELOPMENT CORPORATION
14.882 ACRES, O.R.V. 34850 G07
1083 HILLIARD-ROME ROAD
PARCEL # 010-243357

14.782 ACRES

DESCRIPTION OF 14.782 ACRES OF LAND

Situated in the State of Ohio, County of Franklin, City of Columbus, being parts of Virginia Military Survey Nos. 1484, 6641, and 7065 and being all out of that 14,882 acre tract described in a deed to Brynhaven Development Corporation, of record in Official Record Volume 34850 G07 (all references to records being on file in the Recorder's Office, Franklin County, Ohio), said 14,782 acre tract being more particularly described as follows:

Beginning for reference at an iron pin found at the intersection of the centerline of Fisher Road (Co. 22) and the centerline of Old Hilliard Rome Road; Thence North 13° 57' 45" East, along the centerline of Old Hilliard Rome Road, a distance of 50.80 feet to a railroad spike set and being the True Point of Beginning of the 14.782 acre tract herein described:

Thence North 86° 14' 38" West, along the northerly existing right-of-way line of Fisher Road, a distance of 515.03 feet to an iron pin set at the southeasterly corner of that 0.100 acre tract as described in a Journal Entry Settlement to the Franklin County Board of County Commissioners of record in Deed Book 3493, Page 290;

Thence North 3° 45' 22" East, along the easterly line of said 0.100 acre tract a distance of 10.00 feet to an iron pin set at the northeasterly corner of said 0.100 acre tract;

Thence North 86° 14' 38" West, along the northerly line of said 0.100 acre tract, a distance of 299.71 feet to an iron pin set;

Thence North 75° 16' 30" West, continuing along the northerly line of said 0.100 acre tract, a distance of 78.86 feet to an iron pin set in the westerly line of said 14.882 acre tract as described in said deed to Brynhaven Development Corporation, of record in Official Record Volume 34850 G07; in easterly existing State of Ohio right-of-way line as described in a deed of 1.850 acre tract.

Thence North 0° 42' 52" West, along said existing right-of-way line, along the westerly line of said 14.882 acre tract, a distance of 352.45 feet to an iron pin set;

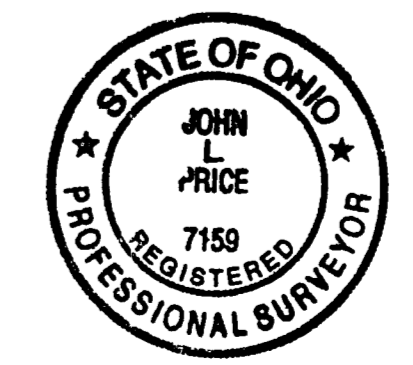
Thence North 5° 42' 40" East, continuing along said existing right-of-way line, along the westerly line of said 14.882 acre tract, a distance of 152.07 feet to an iron pin found;

Thence North 20° 28' 36" East, continuing along said existing right-of-way line, along the westerly line of said 14.882 acre tract, a distance of 98.95 feet to an iron pin found at the northwesterly corner of said 14.882 acre tract and in the southerly line of that 9.846 acre tract as described in a Certificate of Transfer to Russell E. Phillippi, of record in Deed Book 1910 on Page 471;

Thence North 88° 20' 36" East, along the northerly line of said 14.882 acre tract, the southerly line of said 9.846 acre tract, a distance of 1020.03 feet to a railroad spike found in the centerline of Old Hilliard Rome Road, at the northeasterly corner of said 14.882 acre tract, witness an iron pin found North 13° 57' 45" East, 40.13 feet at the centerline intersection of Old Hilliard Rome Road and Old Fisher Road;

Thence South 13° 57' 45" West, along the centerline of Old Hilliard Rome Road, the easterly line of said 14.882 acre tract, passing a 1" iron pin found at a distance of 383.31 feet, passing a railroad spike found at a distance of 533.34 feet, passing a railroad spike found at a distance of 679.93 feet, for a total distance of 730.92 feet to the True Point of Beginning, containing 14.782 acres of land, more or less from Franklin County Auditor's Parcel 010-243357.

THE FOREGOING BOUNDARY PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES BY MS CONSULTANTS, INC., IN APRIL 1997, UNDER THE DIRECTION OF KEVIN L. STACY, PROFESSIONAL SURVEYOR NO. 7531, AND UPDATED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN JUNE 1998 UNDER THE DIRECTION OF JOHN L. PRICE, PROFESSIONAL SURVEYOR NO. 7159 AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DEFINED IN CHAPTER 4733-36 OF THE OHIO ADMINISTRATIVE CODE.



MS CONSULTANTS, INC.

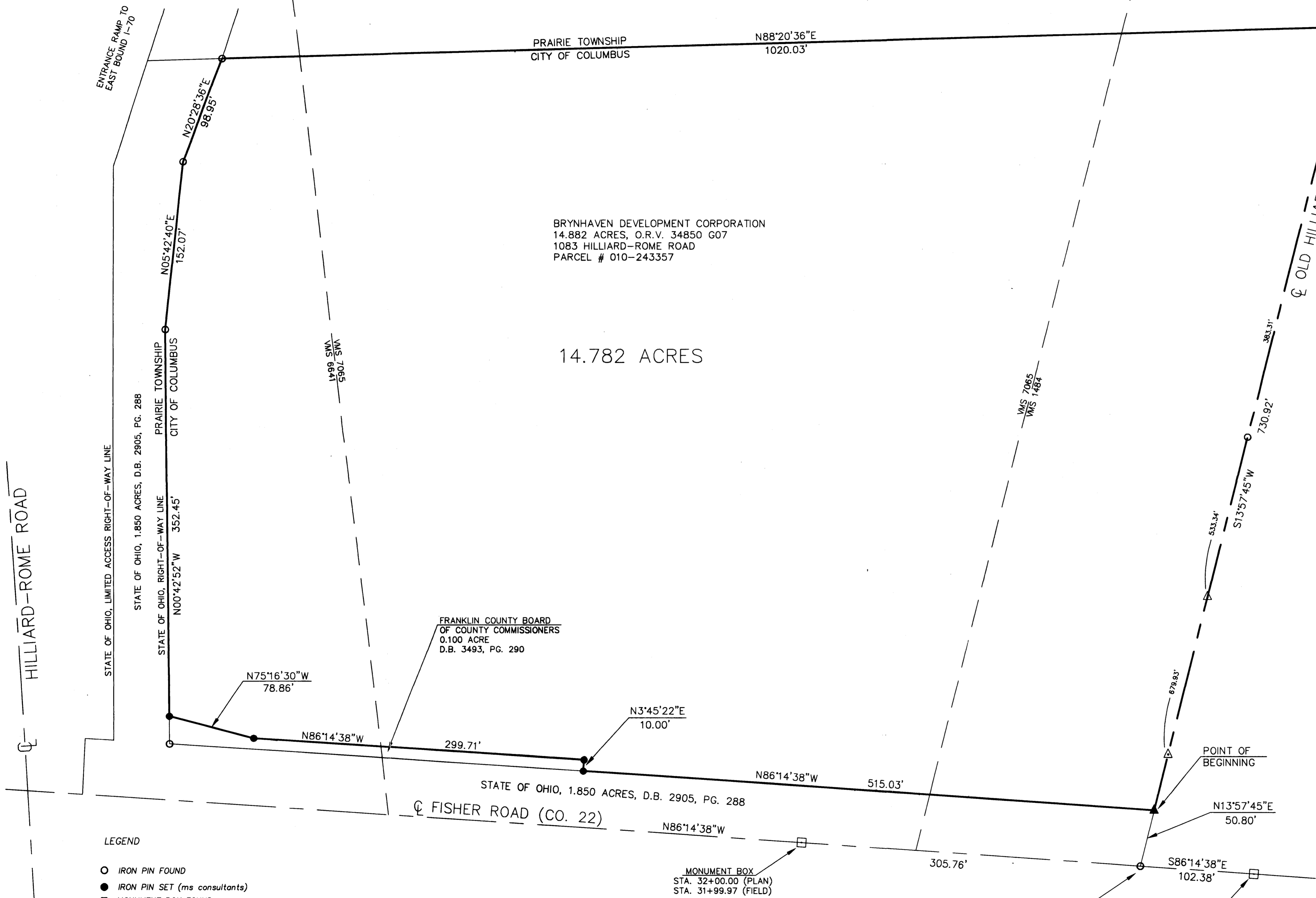
John L. Price 6/12/98
JOHN L. PRICE
PROFESSIONAL SURVEYOR NO. 7159

REVISIONS	DESCRIPTION
DATE	BY

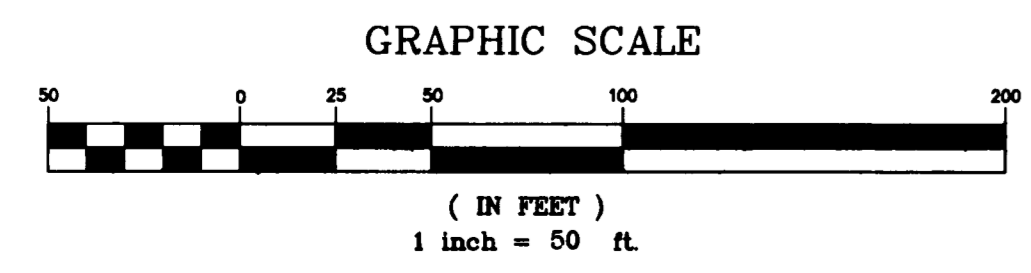
PREPARED BY
ms consultants, inc.
CONSULTING ENGINEERS & PLANNERS
4600 BENTLEY BOULEVARD, COLUMBUS, OHIO

BOUNDARY SURVEY
BRYNHAVEN DEVELOPMENT
FISHER ROAD
COLUMBUS, OHIO

SCALE	HORIZ. 1"=50'
	VERT.
JOB	12100124
DATE	JUNE 11, 1998
SHEET NO.	1/1
PRINT DATE	6-12-98



- LEGEND
- IRON PIN FOUND
 - IRON PIN SET (ms consultants)
 - MONUMENT BOX FOUND
 - △ RAILROAD SPIKE FOUND
 - ▲ RAILROAD SPIKE SET



THE BASIS OF BEARING FOR THIS PLAT IS BASED ON A BEARING OF NORTH 86°14'38" WEST ON THE CENTERLINE OF FISHER ROAD (CO.22) AS SHOWN ON OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FOR INTERSTATE ROUTE 70 (FRA-70-3.41).

HILLIARD-ROME ROAD

ENTRANCE RAMP TO EAST BOUND I-70

STATE OF OHIO, LIMITED ACCESS RIGHT-OF-WAY LINE
STATE OF OHIO, 1.850 ACRES, D.B. 2905, PG. 288
PRAIRIE TOWNSHIP
CITY OF COLUMBUS
STATE OF OHIO, RIGHT-OF-WAY LINE
STATE OF OHIO, 1.850 ACRES, D.B. 2905, PG. 288
PRAIRIE TOWNSHIP
CITY OF COLUMBUS

FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
0.100 ACRE
D.B. 3493, PG. 290

STATE OF OHIO, 1.850 ACRES, D.B. 2905, PG. 288
FISHER ROAD (CO. 22)

MONUMENT BOX
STA. 32+00.00 (PLAN)
STA. 31+99.97 (FIELD)

POINT OF REFERENCE
STA. 35+05.73 FISHER ROAD

MONUMENT BOX
STA. 36+08.04 (PLAN)
STA. 36+08.11 (FIELD)

N13°57'45"E
40.13'

OLD FISHER ROAD

OLD HILLIARD ROME ROAD

N20°28'36"E
98.95'

N05°42'40"E
152.07'

N00°42'52"W
352.45'

N75°16'30"W
78.86'

N86°14'38"W
299.71'

N3°45'22"E
10.00'

N86°14'38"W
515.03'

N86°14'38"W
305.76'

POINT OF BEGINNING

N13°57'45"E
50.80'

S86°14'38"E
102.38'

383.31'

730.92'

533.34'

679.93'

VMS 7065
VMS 1484

VMS 1489
VMS 5907