ANTRIM, JOHN C. & ELSIE J.
ANTRIM-DILDINE CO. TRS.
155.76 AC.
09/17/97
199709170095435
PAGE 4 OF 4

(LANDON DEEMS 1932)

PHILLIPS FARM L.P.
100.736 AC. BY DEED
106.907 AC. BY SURVEY
12/30/99
199912300318564
PGS. 2,3,4,&5

SPRING, CHARLES A.
80.652 AC.
200108220194919

VMS 5227

VMS 5106

IP SET

IP FD

S85°47'31"E 1729.48'

NUNAMAKER, GEORGE R. & RANAY L.
200209120226396
1.698 AC.

0.58' N. OF COR FD IP

FD MAGNAIL

0.078 AC.

NATHANIEL DAWSON & REBECCA D. DAWSON
OR 29897 E11
1.00 ACRE

MARCH, MICHEAL E. & BURCHWELL, CHERIL A.
20817H09
1.50 AC.

LOPEZ, JUVENTINO CASILLAS MAGDALENA
200208270211438
1.50 AC.

736.50'

BRICE L. RIDER
200003140050480
1.396 AC.

0.805 AC.

CLINTON, MARY
32075012
0.805 AC.

SIMMONS, HARVEY JR. & MARY A.
D.B. 3603, Pg. 762
2.495 AC.

S04°13'13"W

CURRY, JOHN E. & BRENDA P.
D.B. 3179, Pg. 305
1.506 AC.

IP FD

S86°35'32"E 600.60'

19.00' W IP FD

ARENA, ANNE K.
14536D15
1.508 AC.

BLADECKI, GREG M.
200110290248236
2.24 AC.

EXISTING POWER POLES IN ROAD R.O.W.

COLE ROAD 40' ROW

S03°19'29"W 958.89'

MURNANE, CECELIA M. (Le et al)
200008140162650
20.998 AC.

520.10'

IP FD S87°15'21"W

SPK FD

DICKSON, DAVID M. & CHRISTINE M.
199802020022873
2.969 AC.

829.96'

TRAVIS, FLOYD D. & DEBORAH S.
32800A17
2.968 AC.

S03°18'40"W

SMITH, CARL A. & YORK, EDWIN
08493H07
3.92 AC.

30.10' N of COR. IP FD

REF POB

759.38'

519.91

U.S. ROUTE 40 -- NATIONAL ROAD

758.59'

N03°30'47"E 40.24'

KENNEDY, STEPHEN E. & KAREN S.
199801050001642
5.02 AC.

4.282 AC.

GOSSETT, RONALD W. & ANGELINE D.
01186110,
4.00 AC.

LUTZ, RONALD & GILBERTA V.
D.B.2748,Pg.238
3.00 AC.

DEBORD, JOHN F. & CATHRYN A.
199505030103082
2.00 AC.

COVERT, STANLEY H. & LORETTA S.
199509190179814
5.001 AC.

PARSONS, ROBERT W. TRS.
199512010222245
1.693 AC.

BORDERS, DOROTHY A.
199611060224409
7.974 AC.

2047.70'

2128.25'

N03°58'40"E

4342.13'

4208.41'

N03°33'58"E

S03°30'57W

CLOVER GROFF DITCH

ELECTRIC SERVICE LINE

FCGS 0076

STORM SEWER EASEMENT to SUNSET TF. EST. ET AL
D.B. 2572, Pg. 652 – 16' WIDE by 1175.07' LONG

Location of Existing 36" ± Pipe

PHILLIPS FARM L.P.
117.73 AC. BY DEED
118.228 AC. BY SURVEY
12/30/99
199912300318564
PGS. 2,3,4,&5

BROFFORD, CARL & MARGARET H.
200002230036417
15.639 AC.

ALTON DARBY CREEK ROAD

N03°58'40"E

200'

ROTHE, MARCIA T. & WILLIAMS, ALFRED P.
199310270249907
3.332 AC.

SCHRADE, EDITH G. L.E.
199909280243660
3.168 AC.

HENNESSY, JOAN A. & PAUL W
199504060087988
3.3418 AC.

FOOTE, NATHANIAL E. & BRENDA K.
D.B.3654,Pg.1
1.8262 AC.

KISH, THOMAS D. & MARY F.
199507180143565
1.664 AC.

CHILDERS, RONALD E. & SARA E.
D.B.3399,Pg.575
1.661 AC.

FCGS 0074

N04°29'54"E

FCGS 0073

BAST, JOHN R. & JUNE C.
D.B.2470,Pg.193
6.692 AC.

IP FD N86°24'31"W 1206.49' IP FD

RICHARDS, ROBERT R. TR. & CARNAHAN, JOHN A. TR.
101.25 AC.
03/13/1985
198503130069189

NO KNOWN EASEMENT
Location of Existing 36" ± Pipe

WETLAND CONSERVATION EASEMENT

McCOY DITCH

N03°54'11"E 2512.51'

HAMILTON DITCH

COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY

150'

EASEMENT COLUMBUS RAILWAY POWER & LIGHT WIDTH NOT SPECIFIED DB 967, PG.358

SET I.P. 26.00' N OF COR.

350'

Underground Cable Ameritech

Underground Telephone

Overhead Sign

MH

Culvert

S87°14'48"W 1599.96'

237.16'

S87°08'48"W

80'

WEST BROAD STREET

FD ROW MON

IP FD

POB

S87°14'48"W 310.37'

FD ROW MON

N84°23'03"E 100.12'

EASEMENT OHIO BELL TELEPHONE CO OR 18714011

S87°14'48"W 1210.01'

80'

SET IP

EXISTING POWER POLES SOUTH OF R.O.W. LINE

R.O.W. EASEMENT to STATE of OHIO D.B.1137, Pg. 514 PARCEL 12 & 13

R.O.W. EASEMENT to STATE of OHIO D.B. 1137. Pg. 514 PARCEL 13

150'

HELLBRANCH RUN

DB 2963 PG. 133

WETLAND CONSERVATION EASEMENT OVER ENTIRE TRACT EXCEPT STATE OF OHIO R.O.W EAS. ON SOUTH SIDE OF U.S. ROUTE 40.

SUNSET HILLS BURIAL PARK ASSOCIATION
112.794 AC.
4.936 AC.
02/14/2000
200002140030033

N

GRAPHIC SCALE

200 0 200 400

1 Inch = 200 Feet

BEARINGS ARE BASED ON THE BEARING OF NORTH 04° 29' 54" EAST FROM FCGS 0073 TO FCGS 0074, AND NORTH 03° 58' 40" EAST FROM FCGS 0074 TO FCGS 0076.

ALL SET IP'S ARE 5/8"x30" REBARS WITH YELLOW PLASTIC CAPS EMBOSSED " THOMAS ENGR & SURVEYING"

EASEMENTS OF RECORD APPLICABLE TO THESE TRACTS ARE SHOWN OR NOTED. NO EASEMENTS KNOWN FOR SIGNS AND THEIR ELECTRICAL CONNECTIONS ON THE 100.736 AC. TRACT, FOR POWER AND COMMUNICATION POLES ON THE WEST SIDE OF COLE ROAD AND THE SOUTH SIDE OF WEST BROAD STREET (U. S. ROUTE 40, AKA THE NATIONAL ROAD), OR FOR UNDERGROUND COMMUNICATION LINES ALONG THE NORTH ROW LINE OF WEST BROAD STREET.

NO GAS PIPELINES FOUND ON OR ACROSS EITHER TRACT.

LOW VOLTAGE ELECTRIC SERVICE FOR AIRCRAFT WARNING LIGHTS ON THREE POWER TRANSMISSION TOWERS ALONG THE EAST SIDE OF THE 118.228 ACRE TRACT IS WITHIN THE 200 FT. WIDE POWER TRANSMISSION EASEMENT, DB 2963, P 133.

PLAT OF SURVEY

OF 106.907 AC. and 118.228 AC. TRACTS
VMS 5106 PRAIRIE TWP.
FRANKLIN CO. OHIO
for
SQUIRE, SANDERS & DEMPSEY, L.L.P.
OCTOBER 2002 254-02

The Thomas Engineering & Surveying Co.
3803 Sullivant Avenue
Columbus, OH 43228

Robert G. Watts, RPLS #4138