



DESCRIPTION OF 1.126 ACRES OF LAND

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NO. 420, BEING A 1.126 ACRE TRACT ALL OUT OF THAT 26.622 ACRE TRACT AS DESCRIBED IN TRACT I IN A DEED TO INLAND PRODUCTS, INC., OF RECORD IN DEED BOOK 3782, PAGE 227 (ALL REFERENCES TO RECORDS BEING ON FILE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO), SAID 1.126 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A MONUMENT BOX FOUND AT THE INTERSECTION OF THE CENTERLINE OF BROWN ROAD (NORTH) AND THE CENTERLINE OF FRANK ROAD; THENCE SOUTH 75°39'14" EAST, ALONG THE CENTERLINE OF SAID FRANK ROAD, A DISTANCE OF 937.22 FEET TO A MONUMENT BOX FOUND AT AN ANGLE POINT; THENCE SOUTH 74°26'32" EAST, CONTINUING ALONG THE CENTERLINE OF SAID FRANK ROAD, A DISTANCE OF 1620.63 FEET TO A POINT; THENCE NORTH 15°33'32" EAST, CROSSING SAID FRANK ROAD, A DISTANCE OF 50.00 FEET TO AN IRON PIN SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FRANK ROAD, IN THE SOUTHERLY LINE OF SAID 26.622 ACRE TRACT, AT THE SOUTHEASTERLY CORNER OF THAT 1.032 ACRE TRACT AS DESCRIBED IN A DEED TO H & L TRUST, OF RECORD IN OFFICIAL RECORD VOLUME 34305 D10, AND BEING THE TRUE PLACE OF BEGINNING OF THE 1.126 ACRE TRACT HEREIN DESCRIBED:

THENCE NORTH 15°33'28" EAST, INTO SAID 26.622 ACRE TRACT, ALONG THE EASTERLY LINE OF SAID 1.032 ACRE TRACT, A DISTANCE OF 290.00 FEET TO AN IRON PIN SET AT THE NORTHEASTERLY CORNER OF SAID 1.032 ACRE TRACT;

THENCE SOUTH 74°26'32" EAST, ALONG A LINE BEING PARALLEL TO THE CENTERLINE OF SAID FRANK ROAD, A DISTANCE OF 110.52 FEET TO AN IRON PIN SET IN THE EASTERLY LINE OF SAID 26.622 ACRE TRACT, IN A WESTERLY LINE OF THAT 105.712 ACRE TRACT AS DESCRIBED IN A DEED TO GARY H. BAAS, TRUSTEE, OF RECORD IN OFFICIAL RECORD VOLUME 16297 E16;

THENCE SOUTH 10°23'55" EAST, ALONG THE EASTERLY LINE OF SAID 26.622 ACRE TRACT, THE WESTERLY LINE OF SAID 105.712 ACRE TRACT, A DISTANCE OF 300.29 FEET TO AN IRON PIN SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF FRANK ROAD, AT THE SOUTHEASTERLY CORNER OF SAID 26.622 ACRE TRACT, A SOUTHWESTERLY CORNER OF SAID 105.712 ACRE TRACT;

THENCE NORTH 74°26'32" WEST, ALONG THE SOUTHERLY LINE OF SAID 26.622 ACRE TRACT, THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FRANK ROAD, A DISTANCE OF 119.34 FEET TO AN IRON PIN SET;

THENCE NORTH 85°45'08" WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID 26.622 ACRE TRACT, THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FRANK ROAD, A DISTANCE OF 101.98 FEET TO AN IRON PIN SET;

THENCE NORTH 74°26'32" WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID 26.622 ACRE TRACT, THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FRANK ROAD, A DISTANCE OF 22.62 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING 1.126 ACRES OF LAND.

DESCRIPTION OF 0.647 ACRE OF LAND

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NO. 420, BEING A 0.647 ACRE TRACT ALL OUT OF THAT 105.712 ACRE TRACT AS DESCRIBED IN A DEED TO GARY H. BAAS, TRUSTEE, OF RECORD IN OFFICIAL RECORD VOLUME 16297 E16 (ALL REFERENCES TO RECORDS BEING ON FILE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO), SAID 0.647 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A MONUMENT BOX FOUND AT THE INTERSECTION OF THE CENTERLINE OF BROWN ROAD (NORTH) AND THE CENTERLINE OF FRANK ROAD; THENCE SOUTH 75°39'14" EAST, ALONG THE CENTERLINE OF SAID FRANK ROAD, A DISTANCE OF 937.22 FEET TO A MONUMENT BOX FOUND AT AN ANGLE POINT; THENCE SOUTH 74°26'32" EAST, CONTINUING ALONG THE CENTERLINE OF SAID FRANK ROAD, A DISTANCE OF 1862.59 FEET TO A POINT; THENCE NORTH 15°33'32" EAST, CROSSING SAID FRANK ROAD, A DISTANCE OF 70.00 FEET TO AN IRON PIN SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FRANK ROAD, AT THE SOUTH-EASTERLY CORNER OF THAT 26.622 ACRE TRACT AS DESCRIBED IN TRACT I IN A DEED TO INLAND PRODUCTS, INC., OF RECORD IN DEED BOOK 3782, PAGE 227, AT THE SOUTHWESTERLY CORNER OF SAID 105.712 ACRE TRACT, AND BEING THE TRUE PLACE OF BEGINNING OF THE 0.647 ACRE TRACT HEREIN DESCRIBED:

THENCE NORTH 10°23'55" WEST, ALONG THE EASTERLY LINE OF SAID 26.622 ACRE TRACT, THE WESTERLY LINE OF SAID 105.712 ACRE TRACT, A DISTANCE OF 300.29 FEET TO AN IRON PIN SET;

THENCE SOUTH 74°26'32" EAST, ALONG A LINE BEING PARALLEL TO THE CENTERLINE OF SAID FRANK ROAD, A DISTANCE OF 170.17 FEET TO AN IRON PIN SET;

THENCE SOUTH 15°33'28" WEST, A DISTANCE OF 270.00 FEET TO AN IRON PIN SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF FRANK ROAD, IN THE SOUTHERLY LINE OF SAID 105.712 ACRE TRACT;

THENCE NORTH 74°26'32" WEST, ALONG THE SOUTHERLY LINE OF SAID 105.712 ACRE TRACT, THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FRANK ROAD, A DISTANCE OF 38.73 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING 0.647 ACRE OF LAND.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY OF THE 26.622 ACRE TRACT AND THE 105.712 ACRE TRACT IN MAY 1991, UPDATED IN SEPTEMBER 1993, AND JANUARY 1997. IRON PINS SHALL BE SET AFTER APPROVAL OF LOT SPLIT BY LOCAL MUNICIPALITY.



HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS

John L. Price
JOHN L. PRICE
PROFESSIONAL SURVEYOR NO. 7159

DESCRIPTION	LOT SPLIT SURVEY			
LOCATION	PET CREMATORIUM NORTH OF FRANK ROAD EAST OF BROWN ROAD			
CLIENT	INLAND PRODUCTS, INC.			
PREPARED BY HOCKADEN AND ASSOCIATES, INC. CONSULTING ENGINEERS 883 N. CASSADY AVENUE COLUMBUS, OHIO 43219 (614) 252-0993 FAX 252-0444				
DRAWN BY: JLP	CHECKED BY: JLP	ORDER NO.: 10783	AREA No.: 43-3	SHEET: 1 OF 1
SCALE: 1"=100'		DATE: 4/30/97		

THE BEARING MERIDIAN FOR THIS PLAT IS BASED ON A BEARING OF SOUTH 74°26'32" EAST ALONG THE CENTERLINE OF FRANK ROAD AS DELINEATED ON THE ROADWAY PLANS FRANK ROAD SECTION "A" PART, COUNTY ROAD NO. 125 ON FILE IN THE FRANKLIN COUNTY ENGINEERS OFFICE.