

*SITUATED IN THE STATE OF OHIO,  
COUNTY OF FRANKLIN, CITY OF  
COLUMBUS, BEING IN VIRGINIA  
MILITARY SURVEY 424.*

DESCRIPTION OF A 8.028 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN VIRGINIA MILITARY SURVEY 424, ALSO BEING 8.028 ACRES OF THAT TRACT CONVEYED TO ROSALYN JUNE BROWN, DEED BOOK 23924 PAGE C20, (all references refer to records in the Franklin County Recorder's Office, Ohio) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A RAILROAD SPIKE IN THE CENTERLINE INTERSECTION OF WILLOW VIEW DRIVE AND BROWN ROAD;  
THENCE SOUTH 00°15'00" WEST A DISTANCE OF 576.72 FEET ALONG THE CENTERLINE OF SAID BROWN ROAD, TO A RAILROAD SPIKE SET;  
THENCE SOUTH 76°36'45" EAST A DISTANCE OF 1624.29 FEET TO AN IRON PIN SET BEING THE POINT OF BEGINNING;  
THENCE NORTH 13°23'15" EAST A DISTANCE OF 120.00 FEET TO A POINT;  
THENCE SOUTH 76°36'45" EAST A DISTANCE OF 9.97 FEET TO A POINT;  
THENCE NORTH 13°23'15" EAST A DISTANCE OF 50.34 FEET TO A POINT;  
THENCE NORTH 13°22'05" EAST A DISTANCE OF 99.66 FEET TO A POINT;

THENCE SOUTH 76°36'45" EAST A DISTANCE OF 238.49 FEET TO A POINT;  
THENCE NORTH 11°07'20" EAST A DISTANCE OF 332.55 FEET TO A POINT;  
THENCE NORTH 76°32'56" WEST A DISTANCE OF 283.05 FEET TO A POINT;  
THENCE NORTH 13°27'04" EAST A DISTANCE OF 250.00 FEET TO A POINT;  
THENCE SOUTH 76°32'56" EAST A DISTANCE OF 523.09 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID FRANKLIN VENTURES, OFFICIAL RECORD VOLUME 24634 D16;  
THENCE SOUTH 11°07'20" WEST A DISTANCE OF 852.69 FEET TO A POINT ON THE NORTHEAST CORNER OF SAID ANTHONY J. ADELE L. RUPPERSBURG, OFFICIAL RECORD VOLUME 7125 H05;  
THENCE NORTH 76°36'45" WEST A DISTANCE OF 509.31 FEET TO THE POINT OF BEGINNING, CONTAINING 8.028 ACRES MORE OR LESS ACCORDING TO AN ACTUAL FIELD SURVEY MADE BY HOOKADEN AND ASSOCIATES, INC. IN MARCH OF 1998.

DESCRIPTION OF A 2.973 ACRE DETENTION BASIN EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN VIRGINIA MILITARY SURVEY 424, BEING 2.973 ACRES OF THAT TRACT CONVEYED TO ROSALYN JUNE BROWN, DEED BOOK 23924 PAGE C20, (all references refer to records in the Franklin County Recorder's Office, Ohio) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT AN EXISTING RAILROAD SPIKE IN THE CENTERLINE INTERSECTION OF WILLOW VIEW DRIVE AND BROWN ROAD;  
THENCE SOUTH 00°15'00" WEST A DISTANCE OF 576.72 FEET ALONG THE CENTERLINE OF SAID BROWN ROAD, TO A RAILROAD SPIKE SET AT THE SOUTHWEST PROPERTY CORNER OF SAID BROWN;  
THENCE SOUTH 76°36'45" EAST A DISTANCE OF 2133.60 FEET PASSING OVER AN EXISTING REBAR AT 25.36 FEET, TO AN IRON PIN SET AT THE NORTHEAST CORNER OF ANTHONY J. & ADELE L. RUPPERSBURG, OFFICIAL RECORD VOLUME 7125 H05;  
THENCE NORTH 11°07'20" EAST A DISTANCE OF 852.69 FEET TO A POINT BEING THE POINT OF BEGINNING;  
THENCE NORTH 76°32'56" WEST A DISTANCE OF 523.09 FEET TO A POINT;  
THENCE NORTH 13°27'04" EAST A DISTANCE OF 250.00 FEET TO A POINT IN A SOUTHERLY LINE OF FRANKLIN VENTURES (ORV 24634 D16);  
THENCE SOUTH 76°32'56" EAST A DISTANCE OF 512.92 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID FRANKLIN VENTURES (ORV 24634 D16);  
THENCE SOUTH 11°07'20" WEST A DISTANCE OF 250.21 FEET TO THE POINT OF BEGINNING, CONTAINING 2.973 ACRES MORE OR LESS ACCORDING TO AN ACTUAL FIELD SURVEY MADE BY HOOKADEN AND ASSOCIATES, INC. IN MARCH OF 1998.

DESCRIPTION OF A 35.035 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN VIRGINIA MILITARY SURVEY 424, BEING 35.035 ACRES OF THAT TRACT CONVEYED TO ROSALYN JUNE BROWN, DEED BOOK 23924 PAGE C20, (all references refer to records in the Franklin County Recorder's Office, Ohio) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT AN EXISTING RAILROAD SPIKE IN THE CENTERLINE INTERSECTION OF WILLOW VIEW DRIVE AND BROWN ROAD;  
THENCE SOUTH 00°15'00" WEST A DISTANCE OF 314.94 FEET ALONG THE CENTERLINE OF SAID BROWN ROAD, TO A RAILROAD SPIKE SET BEING THE POINT OF BEGINNING;  
THENCE THE FOLLOWING (14) COURSES ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF WILLOW VIEW SECTION 1 (PB. 53, PG. 22):  
1.) SOUTH 89°45'01" EAST A DISTANCE OF 157.86 FEET PASSING OVER AN IRON PIN SET AT 30.00 FEET TO AN IRON PIN SET;  
2.) SOUTH 76°31'01" EAST A DISTANCE OF 270.00 FEET TO AN IRON PIN SET;  
3.) NORTH 13°22'05" EAST A DISTANCE OF 225.00 FEET TO AN IRON PIN SET;  
4.) NORTH 01°35'20" EAST A DISTANCE OF 130.38 FEET TO AN EXISTING 1/2" IRON PIN;  
5.) NORTH 37°10'44" EAST A DISTANCE OF 120.99 FEET TO AN EXISTING 3/4" IRON PIN;  
6.) NORTH 60°31'39" EAST A DISTANCE OF 67.80 FEET TO AN IRON PIN SET;  
7.) SOUTH 69°05'55" EAST A DISTANCE OF 106.56 FEET TO AN EXISTING 3/4" IRON PIN;  
8.) SOUTH 47°39'48" EAST A DISTANCE OF 109.74 FEET TO AN EXISTING 3/4" IRON PIN;  
9.) SOUTH 47°39'48" EAST A DISTANCE OF 55.00 FEET TO AN IRON PIN SET;  
10.) NORTH 42°17'55" EAST A DISTANCE OF 120.00 FEET TO AN EXISTING 3/4" IRON PIN;  
11.) SOUTH 47°42'05" EAST A DISTANCE OF 85.00 FEET TO AN IRON PIN SET;  
12.) NORTH 42°17'55" EAST A DISTANCE OF 154.46 FEET TO AN IRON PIN SET;  
13.) NORTH 19°56'42" EAST A DISTANCE OF 85.20 FEET TO AN IRON PIN SET;  
14.) NORTH 13°34'42" EAST A DISTANCE OF 103.88 FEET TO AN IRON PIN SET ON A SOUTHERLY LINE OF FRANKLIN VENTURES (O.R.V. 20218 B20);  
THENCE SOUTH 76°32'56" EAST A DISTANCE OF 1204.61 FEET ALONG A SOUTHERLY LINE OF SAID FRANKLIN VENTURES TO AN IRON PIN SET;  
THENCE SOUTH 11°07'20" WEST A DISTANCE OF 250.21 FEET TO A POINT ON THE WESTERLY PROPERTY LINE OF SAID FRANKLIN VENTURES (ORV 24634 D16);  
THENCE SOUTH 76°32'56" EAST A DISTANCE OF 523.09 FEET TO A POINT ON THE WESTERLY PROPERTY LINE OF SAID FRANKLIN VENTURES (ORV 24634 D16);  
THENCE SOUTH 11°07'20" WEST A DISTANCE OF 250.21 FEET TO THE POINT OF BEGINNING, CONTAINING 35.035 ACRES MORE OR LESS ACCORDING TO AN ACTUAL FIELD SURVEY MADE BY HOOKADEN AND ASSOCIATES, INC. IN MARCH OF 1998.

DESCRIPTION OF A 3.031 ACRE TEMPORARY GRADING EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN VIRGINIA MILITARY SURVEY 424, BEING 3.031 ACRES OF THAT TRACT CONVEYED TO ROSALYN JUNE BROWN, DEED BOOK 23924 PAGE C20, (all references refer to records in the Franklin County Recorder's Office, Ohio) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT AN EXISTING RAILROAD SPIKE IN THE CENTERLINE INTERSECTION OF WILLOW VIEW DRIVE AND BROWN ROAD;  
THENCE SOUTH 00°15'00" WEST A DISTANCE OF 576.72 FEET ALONG THE CENTERLINE OF SAID BROWN ROAD, TO A RAILROAD SPIKE SET AT THE SOUTHWEST PROPERTY CORNER OF SAID BROWN;  
THENCE SOUTH 76°36'45" EAST A DISTANCE OF 2133.60 FEET PASSING OVER AN EXISTING REBAR AT 25.36 FEET, TO AN IRON PIN SET AT THE NORTHEAST CORNER OF ANTHONY J. & ADELE L. RUPPERSBURG, OFFICIAL RECORD VOLUME 7125 H05;  
THENCE NORTH 11°07'20" WEST A DISTANCE OF 802.48 FEET TO A POINT BEING THE POINT OF BEGINNING;  
THENCE NORTH 76°32'56" WEST A DISTANCE OF 533.25 FEET TO A POINT;  
THENCE NORTH 13°27'04" EAST A DISTANCE OF 250.00 FEET TO A POINT;  
THENCE SOUTH 76°32'56" EAST A DISTANCE OF 523.09 FEET TO A POINT ON THE WESTERLY PROPERTY LINE OF SAID FRANKLIN VENTURES (ORV 24634 D16);  
THENCE SOUTH 11°07'20" WEST A DISTANCE OF 250.21 FEET TO THE POINT OF BEGINNING, CONTAINING 3.031 ACRES MORE OR LESS ACCORDING TO AN ACTUAL FIELD SURVEY MADE BY HOOKADEN AND ASSOCIATES, INC. IN MARCH OF 1998.

DESCRIPTION OF A 43.063 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN VIRGINIA MILITARY SURVEY 424, BEING 43.063 ACRES OF THAT TRACT CONVEYED TO ROSALYN JUNE BROWN, DEED BOOK 23924 PAGE C20, (all references refer to records in the Franklin County Recorder's Office, Ohio) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT AN EXISTING RAILROAD SPIKE IN THE CENTERLINE INTERSECTION OF WILLOW VIEW DRIVE AND BROWN ROAD;  
THENCE SOUTH 00°15'00" WEST A DISTANCE OF 576.72 FEET ALONG THE CENTERLINE OF SAID BROWN ROAD, TO A RAILROAD SPIKE SET BEING THE POINT OF BEGINNING;  
THENCE THE FOLLOWING (14) COURSES ALONG SOUTHERLY AND EASTERLY BOUNDARY OF WILLOW VIEW SECTION 1 (PB. 53, PG. 22):  
1.) SOUTH 89°45'01" EAST A DISTANCE OF 157.86 FEET PASSING OVER AN IRON PIN SET AT 30.00 FEET, TO AN IRON PIN SET;  
2.) SOUTH 76°31'01" EAST A DISTANCE OF 270.00 FEET TO AN IRON PIN SET;  
3.) NORTH 13°22'05" EAST A DISTANCE OF 225.00 FEET TO AN IRON PIN SET;  
4.) NORTH 01°35'20" EAST A DISTANCE OF 130.38 FEET TO AN EXISTING 1/2" IRON PIN;  
5.) NORTH 37°10'44" EAST A DISTANCE OF 120.99 FEET TO AN EXISTING 3/4" IRON PIN;  
6.) NORTH 60°31'39" EAST A DISTANCE OF 67.80 FEET TO AN IRON PIN SET;  
7.) SOUTH 69°05'55" EAST A DISTANCE OF 106.56 FEET TO AN EXISTING 3/4" IRON PIN;  
8.) SOUTH 47°39'48" EAST A DISTANCE OF 109.74 FEET TO AN EXISTING 3/4" IRON PIN;  
9.) SOUTH 47°39'48" EAST A DISTANCE OF 55.00 FEET TO AN IRON PIN SET;  
10.) NORTH 42°17'55" EAST A DISTANCE OF 120.00 FEET TO AN EXISTING 3/4" IRON PIN;  
11.) SOUTH 47°42'05" EAST A DISTANCE OF 85.00 FEET TO AN IRON PIN SET;  
12.) NORTH 42°17'55" EAST A DISTANCE OF 154.46 FEET TO AN IRON PIN SET;  
13.) NORTH 19°56'42" EAST A DISTANCE OF 85.20 FEET TO AN IRON PIN SET;  
14.) NORTH 13°34'42" EAST A DISTANCE OF 103.88 FEET TO AN IRON PIN SET ON A SOUTHERLY LINE OF FRANKLIN VENTURES (O.R.V. 20218 B20);  
THENCE SOUTH 76°32'56" EAST A DISTANCE OF 1204.61 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID FRANKLIN VENTURES, OFFICIAL RECORD VOLUME 24634 D16;  
THENCE SOUTH 11°07'20" WEST A DISTANCE OF 1102.90 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF SAID ANTHONY J. & ADELE L. RUPPERSBURG, OFFICIAL RECORD VOLUME 7125 H05;  
THENCE NORTH 76°36'45" WEST A DISTANCE OF 2133.60 FEET TO A RAILROAD SPIKE SET IN THE CENTERLINE OF BROWN ROAD;  
THENCE NORTH 00°15'00" EAST A DISTANCE OF 261.78 FEET ALONG THE CENTERLINE OF SAID BROWN ROAD TO THE POINT OF BEGINNING, CONTAINING 43.063 ACRES MORE OR LESS ACCORDING TO AN ACTUAL FIELD SURVEY MADE BY HOOKADEN AND ASSOCIATES, INC. IN MARCH OF 1998.

HOOKADEN AND ASSOCIATES, INC.  
Consulting Engineers

Frank C. Long  
Professional Surveyor No. 6615

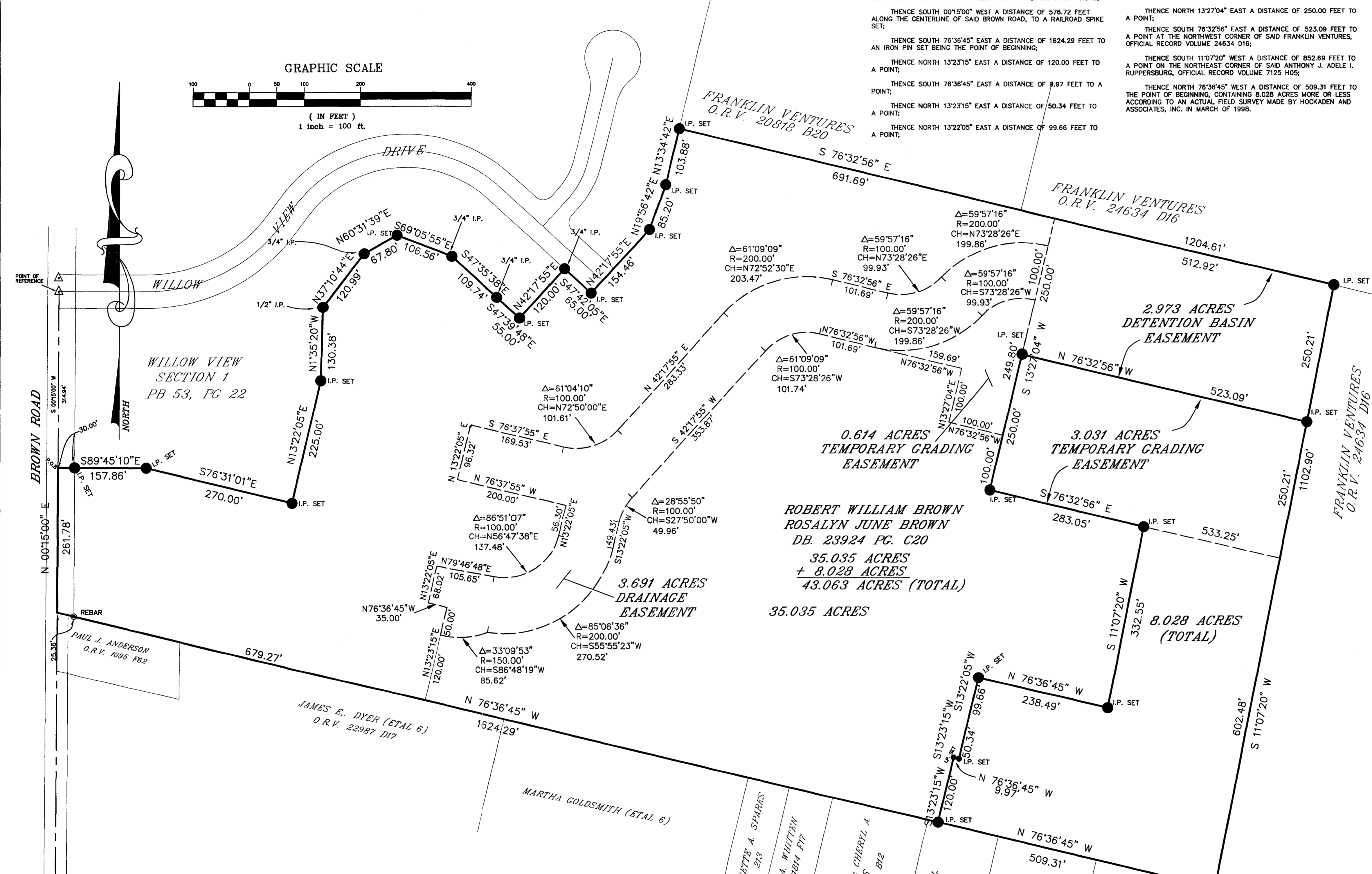
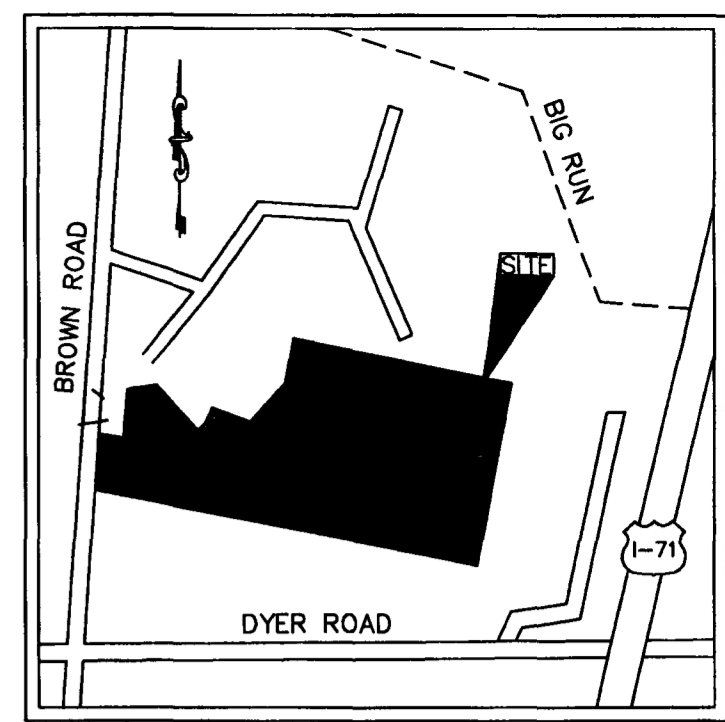
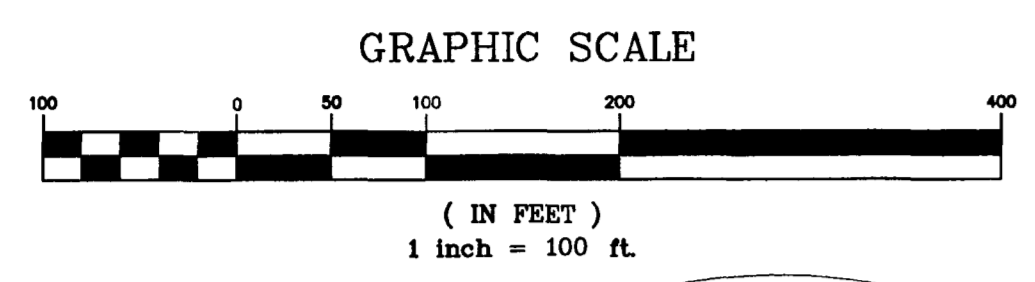
BOUNDARY SURVEY & EASEMENTS

LOCATION  
**NORTH DYER ROAD  
EAST OF BROWN ROAD  
WEST OF I-71**

CLIENT  
**DARBY HOMES**

PREPARED BY  
**HOOKADEN AND ASSOCIATES, INC.**  
Consulting Engineers & Surveyors  
883 North Cassady Avenue  
Columbus, Ohio 43218  
Tel: (614) 252-0995  
Fax: (614) 252-0444  
E-Mail: hook@accamp.com

DRAWN BY: DLS	CHECKED BY: FCL	DRAWN No: 40980	AREA No: 43-7	SHEET: 1 OF 1
SCALE: 100	DATE: 5/7/98			



DESCRIPTION OF A 3.691 ACRE DRAINAGE EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING IN VIRGINIA MILITARY SURVEY 424, BEING 3.691 ACRES OF THAT TRACT CONVEYED TO ROSALYN JUNE BROWN, DEED BOOK 23924 PAGE C20, (all references refer to records in the Franklin County Recorder's Office, Ohio) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A RAILROAD SPIKE IN THE CENTERLINE INTERSECTION OF WILLOW VIEW DRIVE AND BROWN ROAD;  
THENCE SOUTH 00°15'00" WEST A DISTANCE OF 576.72 FEET ALONG THE CENTERLINE OF SAID BROWN ROAD, TO A RAILROAD SPIKE SET IN THE SOUTHWEST CORNER OF SAID BROWN;  
THENCE SOUTH 76°36'45" EAST A DISTANCE OF 679.27 FEET PASSING OVER AN EXISTING REBAR AT 25.36 FEET, TO AN IRON PIN SET AT THE NORTHEAST CORNER OF SAID ANTHONY J. & ADELE L. RUPPERSBURG, OFFICIAL RECORD VOLUME 7125 H05;  
THENCE NORTH 13°23'15" EAST A DISTANCE OF 120.00 FEET TO A POINT;  
THENCE SOUTH 76°36'45" EAST A DISTANCE OF 35.00 FEET TO A POINT;  
THENCE NORTH 13°22'05" EAST A DISTANCE OF 99.66 FEET TO A POINT;  
THENCE SOUTH 76°36'45" WEST A DISTANCE OF 1624.29 FEET TO AN IRON PIN SET BEING THE POINT OF BEGINNING, CONTAINING 3.691 ACRES MORE OR LESS ACCORDING TO AN ACTUAL FIELD SURVEY MADE BY HOOKADEN AND ASSOCIATES, INC. IN MARCH OF 1998.

THENCE ALONG A CURVE TO THE LEFT WITH A BEARING OF NORTH 73°28'26" EAST, (RADIUS= 100.00 FEET, DELTA= 59°57'16") A CHORD DISTANCE OF 137.48 FEET TO A POINT;  
THENCE ALONG A CURVE TO THE RIGHT WITH A BEARING OF NORTH 73°28'26" WEST, (RADIUS= 100.00 FEET, DELTA= 59°57'16") A CHORD DISTANCE OF 137.48 FEET TO A POINT;  
THENCE SOUTH 13°27'04" WEST A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE;  
THENCE ALONG A CURVE TO THE LEFT WITH A BEARING OF SOUTH 73°28'26" WEST, (RADIUS= 100.00 FEET, DELTA= 59°57'16") A CHORD DISTANCE OF 137.48 FEET TO A POINT OF CURVATURE;  
THENCE ALONG A CURVE TO THE RIGHT WITH A BEARING OF SOUTH 73°28'26" WEST, (RADIUS= 200.00 FEET, DELTA= 59°57'16") A CHORD DISTANCE OF 101.61 FEET TO A POINT;  
THENCE SOUTH 13°27'04" WEST A DISTANCE OF 101.69 FEET TO A POINT OF CURVATURE;  
THENCE ALONG A CURVE TO THE LEFT WITH A BEARING OF SOUTH 73°28'26" WEST, (RADIUS= 100.00 FEET, DELTA= 59°57'16") A CHORD DISTANCE OF 137.48 FEET TO A POINT;  
THENCE ALONG A CURVE TO THE RIGHT WITH A BEARING OF SOUTH 73°28'26" WEST, (RADIUS= 200.00 FEET, DELTA= 59°57'16") A CHORD DISTANCE OF 101.61 FEET TO A POINT OF CURVATURE;  
THENCE ALONG A CURVE TO THE LEFT WITH A BEARING OF SOUTH 73°28'26" WEST, (RADIUS= 100.00 FEET, DELTA= 59°57'16") A CHORD DISTANCE OF 137.48 FEET TO A POINT;  
THENCE ALONG A CURVE TO THE RIGHT WITH A BEARING OF SOUTH 73°28'26" WEST, (RADIUS= 200.00 FEET, DELTA= 59°57'16") A CHORD DISTANCE OF 101.61 FEET TO A POINT OF CURVATURE;  
THENCE ALONG A CURVE TO THE LEFT WITH A BEARING OF SOUTH 73°28'26" WEST, (RADIUS= 100.00 FEET, DELTA= 59°57'16") A CHORD DISTANCE OF 137.48 FEET TO A POINT;  
THENCE ALONG A CURVE TO THE RIGHT WITH A BEARING OF SOUTH 73°28'26" WEST, (RADIUS= 200.00 FEET, DELTA= 59°57'16") A CHORD DISTANCE OF 101.61 FEET TO A POINT OF CURVATURE;

BEARINGS ARE BASED UPON OFFICIAL RECORD VOLUME 23924 C20 AS RECORDED IN THE FRANKLIN COUNTY RECORDER'S OFFICE, THE CENTERLINE OF BROWN ROAD WITH A BEARING OF NORTH 0°15'00" EAST AND ALL OTHER BEARINGS DERIVED FROM THIS BEARING.

- CONLEY & LEINNETT A. SPARBS  
DB. 2522 PG. 218
- BARBARA A. WHITTEN  
O.R.V. 2884 P17
- WILLIAM R. & CHERYL A. THOMAS  
O.R.V. 19382 B12
- JOHN C. & JUDY L. JOHNSON  
DB. 3427 PG. 362
- HERMAN BARNES, JR.  
INSTR. 199705380000989
- ANTHONY J. & ADELE L. RUPPERSBURG  
O.R.V. 7125 H05