

DESCRIPTION OF 3.415 ACRES OF LAND

Situated in the State of Ohio, in the County of Franklin, in the City of Grove City, in Virginia Military Survey Numbers 469 and 8231, being a 3.415 acre tract of land comprised of part of that 53 acre tract described in a deed to The GreenLawn Realty Company, of record in Deed Book 2711, Page 420, and part of that 48.150 acre tract as described in a deed to The GreenLawn Realty Company, of record in Deed Book 2960, Page 561, all references to records are on file in the Recorder's Office, Franklin County, Ohio, said 3.415 acre tract being more particularly described as follows:

Beginning for Reference at a railroad spike found in the centerline of Stringtown Road, at the original northwesterly corner of said 53 acre tract, being the northwesterly corner of that 54.073 acre tract as described in a deed to Stringtown Partners South, LLC, of record in Instrument Number 20020940218899, at the northwesterly corner of that 0.862 acre tract as described in a deed to Hawkstone Associates, Inc., of record in Instrument Number 200203040056550, said spike being located South 86°10'33" West, 688.23 feet from the intersection of the centerline of Thistlewood Road (private) (witness a railroad spike found in the centerline of said Thistlewood Road, entrance southerly 0.46 feet); thence South 12°53'20" West, along the westerly line of said original 53 acre tract, along the westerly line of said 54.073 acre tract, the easterly line of said 0.862 acre tract, the westerly line of that 0.543 acre tract as described in a deed to Lucas State Street Stringtown Limited, of record in Instrument Number 200208370212248, the easterly line of that 16.648 acre tract as described in a deed to Lucas State Street Stringtown Limited, of record in Official Record Volume 33641 A01, passing an iron pin set at the southwesterly corner of said 54.073 acre tract, in the proposed northerly right-of-way line of said proposed West Road, at a distance of 1242.44 feet, a total distance of 1242.44 feet to an iron pin set and being the True Place of Beginning of the 3.415 acre tract herein described;

thence South 77°06'40" East, into said 53 acre tract, a distance of 151.81 feet to a P.K. nail set;

thence continuing through said 53 acre tract, along the arc of a curve to the right, having radius of 1050.00 feet, a central angle of 40°10'29", an arc distance of 680.15 feet to a P.K. nail set, said arc being subtended by a chord bearing South 57°01'25.5" East, a chord distance of 674.20 feet;

thence South 24°31'44" East, continuing through said 53 acre tract, a distance of 51.20 feet to a P.K. nail set;

thence South 36°56'11" East, continuing through said 53 acre tract, into said 48.150 acre tract, a distance of 298.43 feet to a P.K. nail set;

thence through said 48.150 acre tract, along the arc of a non-tangent curve to the right, having radius of 881.50 feet, a central angle of 10°16'48", an arc distance of 257.12 feet, to a P.K. nail set, at a point of tangency, said arc being subtended by a chord bearing North 88°38'12.5" East, a chord distance of 256.50 feet;

thence continuing through said 48.150 acre tract, along the arc of a curve to the left, having radius of 1038.50 feet, a central angle of 47°41'04", an arc distance of 864.29 feet to a P.K. nail set in the northerly line of said 48.150 acre tract, in the southerly line of that 4 acre tract as described in Parcel 1 of a deed to Dimche Veljanovski, of record in Instrument Number 19991170287678, said arc being subtended by a chord bearing North 42°47'35" East, a chord distance of 839.56 feet;

thence South 74°47'29" East, along a northerly line of said 48.150 acre tract, along the southerly line of said 4 acre tract, a distance of 11.52 feet to an iron pin set in the proposed easterly right-of-way line of proposed Buckeye Parkway;

thence into said 48.150 acre tract, along the proposed easterly right-of-way line of said proposed Buckeye Parkway, along the arc of a non-tangent curve to the right, having radius of 1050.00 feet, a central angle of 21°50'57", an arc distance of 400.41 feet to an iron pin set, at a point of reverse curvature, said arc being subtended by a chord bearing South 28°50'04.5" West, a chord distance of 397.98 feet;

thence continuing through said 48.150 acre tract, along the arc of a curve to the left, having radius of 1050.00 feet, a central angle of 86°54'57", an arc distance of 103.48 feet to an iron pin set, at a point of tangency in the proposed northerly right-of-way line of proposed East Road, said arc being subtended by a chord bearing South 02°41'55.8" East, a chord distance of 38.52 feet;

thence South 46°05'24" East, continuing through said 48.150 acre tract, along the proposed northerly right-of-way line of proposed East Road, a distance of 93.30 feet to an iron pin set at a point of curvature;

thence continuing through said 48.150 acre tract, along the arc of a curve to the left, having radius of 1030.00 feet, a central angle of 30°22'47", an arc distance of 514.32 feet to an iron pin set at a point of tangency, said arc being subtended by a chord bearing South 61°20'47.5" East, a chord distance of 508.32 feet;

thence South 76°32'11" East, continuing through said 48.150 acre tract, along the proposed northerly right-of-way line of proposed East Road, a distance of 103.48 feet to an iron pin set in the westerly line of said 48.150 acre tract, in the westerly line of that 4.000 acre tract as described in a deed to Elizabeth T. Morbitzer, of record in Official Record Volume 4261 I7;

thence South 13°27'49" West, along the easterly line of said 48.150 acre tract, along the westerly line of said 47.082 acre tract, along the terminus of the proposed East Road, a distance of 66.00 feet to an iron pin set;

thence North 76°32'11" West, into said 48.150 acre tract, along the proposed southerly right-of-way line of proposed East Road, a distance of 103.48 feet to an iron pin set at a point of curvature;

thence continuing through said 48.150 acre tract, along the arc of a curve to the right, having radius of 1030.00 feet, a central angle of 30°22'47", an arc distance of 546.13 feet to an iron pin set at a point of tangency, said arc being subtended by a chord bearing North 61°20'47.5" West, a chord distance of 539.76 feet;

thence North 46°09'24" West, continuing through said 48.150 acre tract, along the proposed southerly right-of-way line of proposed East Road, a distance of 53.30 feet to an iron pin set at a point of curvature;

thence continuing through said 48.150 acre tract, along the arc of a curve to the left, having radius of 1050.00 feet, a central angle of 86°54'57", an arc distance of 103.48 feet to an iron pin set at a point of tangency in the proposed easterly right-of-way line of proposed Buckeye Parkway, said arc being subtended by a chord bearing North 89°36'52.5" West, a chord distance of 38.52 feet;

thence continuing through said 48.150 acre tract, along the proposed easterly right-of-way line of said proposed Buckeye Parkway, along the arc of a curve to the right, having radius of 1050.00 feet, a central angle of 19°42'28", an arc distance of 361.16 feet to an iron pin set at a point of reverse curvature, said arc being subtended by a chord bearing South 02°41'55.8" West, a chord distance of 359.38 feet;

thence continuing through said 48.150 acre tract, along the proposed easterly right-of-way line of said proposed Buckeye Parkway, along the arc of a curve to the right, having radius of 950.00 feet, a central angle of 43°58'42", an arc distance of 729.19 feet to an iron pin set in the westerly line of said 48.150 acre tract, in the easterly line of that 53 acre tract as described in a deed to The GreenLawn Realty Company, of record in Deed Book 2711, Page 420, said arc being subtended by a chord bearing South 44°38'45" West, a chord distance of 711.42 feet;

thence South 14°20'11" West, along the easterly line of said 53 acre tract, along the westerly line of said 48.150 acre tract, along the westerly line of that 0.862 acre tract as described in a deed to Butter Friends & Selva, of record in Deed Book 3622, Page 710, a distance of 209.87 feet to an iron pin set at the southeasterly corner of said 53 acre tract;

thence North 87°05'44" West, along the southerly line of said 53 acre tract, being the same line as the centerline line of White Road extended, a distance of 121.92 feet to an iron pin set;

thence North 14°20'11" East, into said 53 acre tract, along the proposed westerly right-of-way line of said proposed Buckeye Parkway, a distance of 96.56 feet to an iron pin set at a point of curvature;

thence continuing through said 53 acre tract, along the proposed westerly right-of-way line of said proposed Buckeye Parkway, along the arc of a curve to the right, having radius of 1050.00 feet, a central angle of 09°42'34", an arc distance of 179.54 feet to an iron pin set, said arc being subtended by a chord bearing North 19°11'28" East, a chord distance of 179.33 feet;

thence North 35°41'28" East, continuing through said 53 acre tract, along the proposed westerly right-of-way line of said proposed Buckeye Parkway, a distance of 53.58 feet to an iron pin set;

thence continuing through said 53 acre tract, into said 48.150 acre tract, along the proposed westerly right-of-way line of said proposed Buckeye Parkway, along the arc of a non-tangent curve to the right, having radius of 1050.00 feet, a central angle of 22°32'10", an arc distance of 413.00 feet to an iron pin set, said arc being subtended by a chord bearing North 30°10'40" East, a chord distance of 413.00 feet;

thence North 06°15'19" East, continuing through said 48.150 acre tract, along the proposed westerly right-of-way line of said proposed Buckeye Parkway, a distance of 38.33 feet to an iron pin set in the proposed southerly right-of-way line of said proposed West Road;

thence North 36°56'11" West, continuing through said 48.150 acre tract, into said 53 acre tract, along the proposed southerly right-of-way line of said proposed West Road, a distance of 121.92 feet to an iron pin set;

thence North 25°37'35" West, continuing through said 53 acre tract, along the proposed southerly right-of-way line of said proposed West Road, a distance of 51.20 feet to an iron pin set;

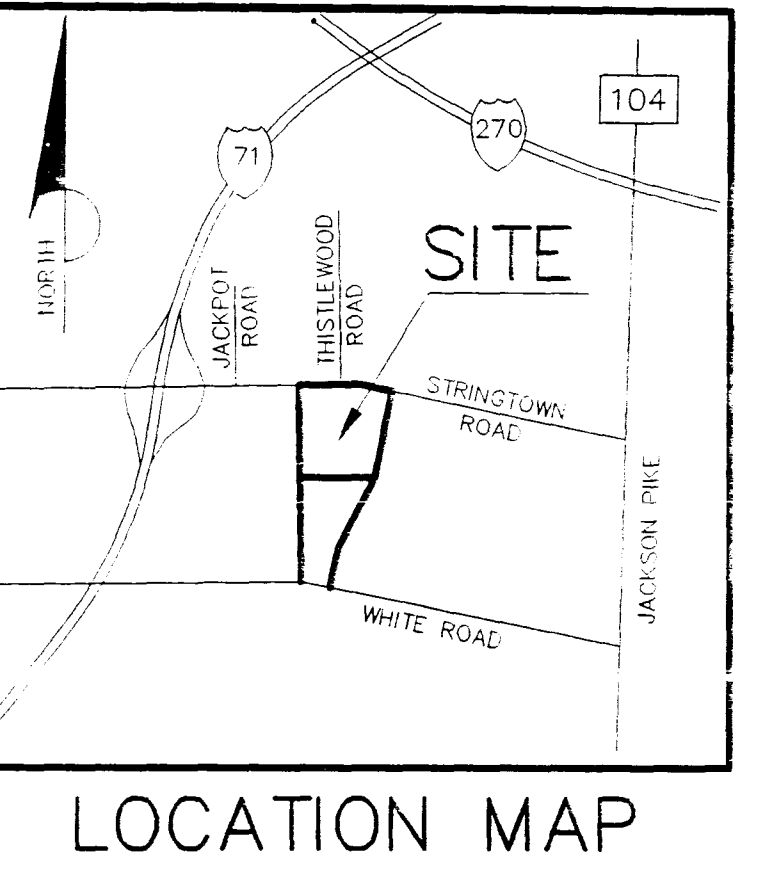
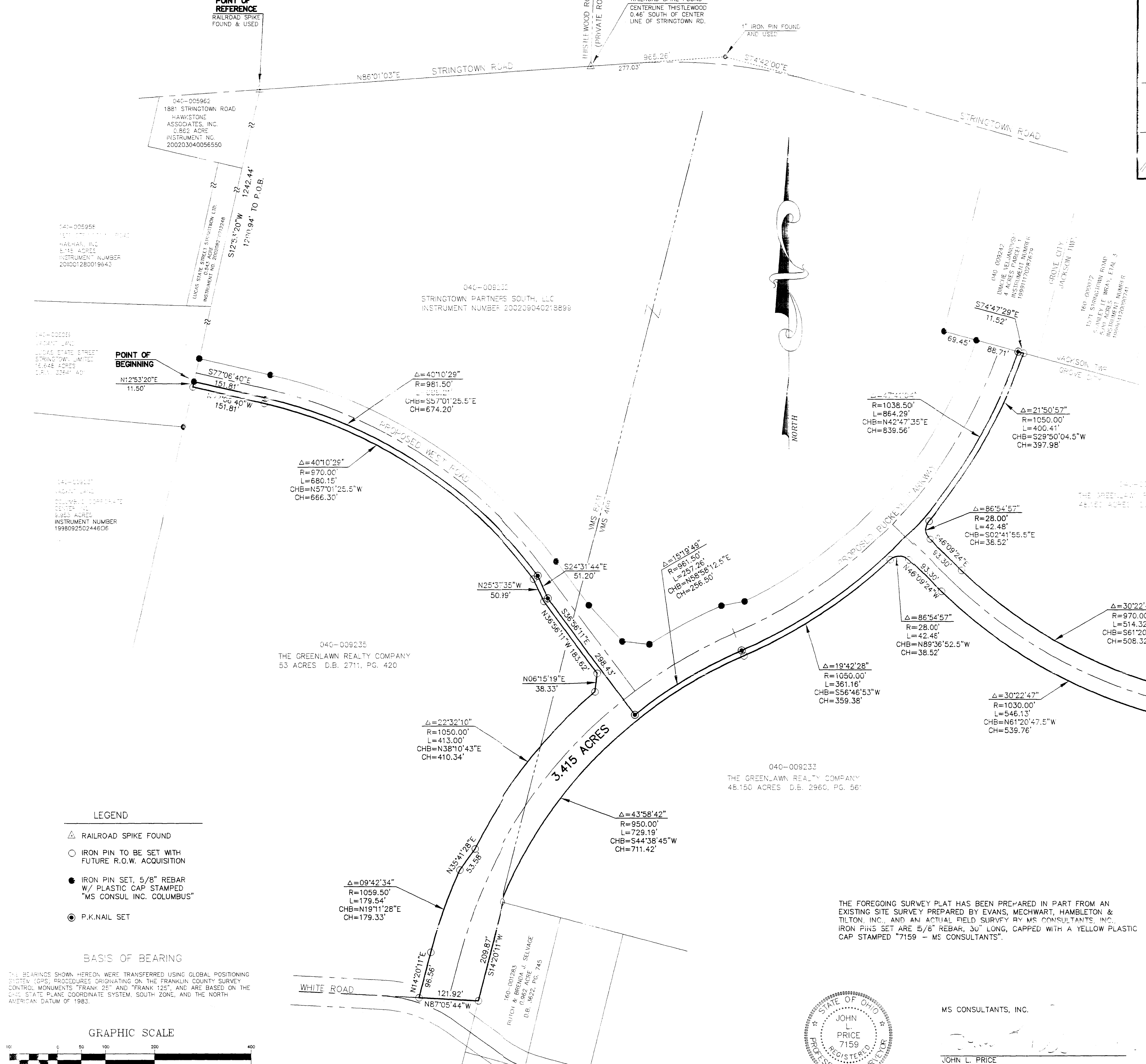
thence continuing through said 53 acre tract, along the proposed southerly right-of-way line of said proposed West Road, along the arc of a non-tangent curve to the right, having radius of 1050.00 feet, a central angle of 40°10'29", an arc distance of 680.15 feet to an iron pin set at a point of tangency, said arc being subtended by a chord bearing North 57°01'25.5" West, a chord distance of 674.20 feet;

thence North 77°06'40" West, continuing through said 53 acre tract, along the proposed southerly right-of-way line of said proposed West Road, a distance of 151.81 feet to an iron pin set in the westerly line of that 53 acre tract, in the easterly line of that 0.862 acre tract as described in a deed to Lucas State Street Stringtown Limited, of record in Official Record Volume 33641 A01;

thence North 12°53'20" East, along the westerly line of said 53 acre tract, along the easterly line of that 16.648 acre tract, a distance of 11.50 feet to the True Place of Beginning and containing an area of 1.325 acres, more or less;

thence 3.415 acre tract being comprised of 1.325 acres out of lot parcel number 04C-009235 and 2.090 acres out of tax parcel number 04C-009233.

The foregoing description has been prepared in part from an existing site survey prepared by Evans, Mechwart, Hambleton & Tilton, Inc. and an actual field survey by MS Consultants, Inc. at a point of 5/8" x 30" long rebar capped with a yellow plastic cap stamped "7159 - MS CONSULTANTS".



LEGEND

- ▲ RAILROAD SPIKE FOUND
- IRON PIN TO BE SET WITH FUTURE R.O.W. ACQUISITION
- IRON PIN SET, 5/8" REBAR W/ PLASTIC CAP STAMPED "MS CONSUL INC. COLUMBUS"
- ⊙ P.K. NAIL SET

BASIS OF BEARING

THE BEARINGS SHOWN HEREON WERE TRANSFERRED USING GLOBAL POSITIONING SYSTEM (GPS) PROCEDURES ORIGINATING ON THE FRANKLIN COUNTY SURVEY CONTROL MONUMENTS "FRANK 2E" AND "FRANK 12E", AND ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft



THE FOREGOING SURVEY PLAT HAS BEEN PREPARED IN PART FROM AN EXISTING SITE SURVEY PREPARED BY EVANS, MECHWART, HAMBLETON & TILTON, INC. AND AN ACTUAL FIELD SURVEY BY MS CONSULTANTS, INC. IRON PINS SET ARE 5/8" REBAR, 30" LONG, CAPPED WITH A YELLOW PLASTIC CAP STAMPED "7159 - MS CONSULTANTS".

MS CONSULTANTS, INC.

JOHN L. PRICE
REGISTERED PROFESSIONAL SURVEYOR NO. 7159

| | | | |
|-------------|--|---|--|
| DESCRIPTION | | PLAT OF SURVEY | |
| LOCATION | | SOUTH OF STRINGTOWN ROAD EAST OF INTERSTATE ROUTE 71 GROVE CITY, OHIO | |
| CLIENT | | CONTINENTAL REAL ESTATE CO. | |
| DRAWN BY | | JLP | |
| CHECKED BY | | JLP | |
| PROJECT NO. | | 24-259.624 | |
| DATE | | 11/20/02 | |
| SHEET | | 1 OF 1 | |