

NOT TO SCALE

LEGAL DESCRIPTION

DESCRIPTION OF A 22.6705 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, East one-half section 36, Township 4, Range 22, Congress road, there are 22.6705 acres out of an original 22.672 acre tract as described in record in Official Record Franklin County, Ohio, improvements of record in Official Record 29436 Ely, all references to deeds referring to records in the Recorder's Office, Franklin County, Ohio, and being more fully described as follows:

Beginning for reference to a Franklin County Monument Box 9930 at the center intersection of Shook Road and London Groveport Road, State Route 317.

Thence South 86° 03' 03" East a distance of 1347.15 feet to a Franklin County Monument Box 9961.

Thence South 85° 48' 54" East a distance of 663.50 feet to a railroad spike found, said railroad spike being the True Point of Beginning.

Thence North 03° 37' 38" East along an easement 30.324 acre tract owned by Rickenbacker/PM LLC in Instrument #2000018017559 a distance of 1445.02 feet to an iron pin found.

Thence South 86° 22' 22" East along a south line of said 30.324 acre tract a distance of 16.00 feet to an iron pin found on the western boundary of said tract as recorded in Plat Book 31, Page 23.

Thence along said Adelaide Court right-of-way with the arc of a curve to the left having a radius of 72.00 feet, a delta angle of 137° 33' 18", a chord bearing South 65° 09' 01" East a distance of 134.24 feet to an iron pin set.

Thence with the arc of a curve to the left having a radius of 68.00 feet, a delta angle of 45° 24' 30", a chord bearing North 26° 58' 01" East a distance of 52.49 feet to an iron pin set on a south line of a tract owned by Franklin Community Improvement Corporation in O.R. 29436 Ely.

Thence South 86° 04' 09" East along the south line of said Franklin Community tract a distance of 530.06 feet to an iron pin found on the westerly line of said seven Estates of record in Plat Book 31, Page 23.

Thence South 03° 55' 51" West along the westerly line of said seven Estates the westerly line of a 3.441 acre tract owned by Rickenbacker/PM LLC in Instrument #1998029003938 a distance of 1448.50 feet to a railroad spike found in the centerline of said London Groveport Road.

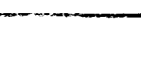
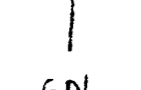
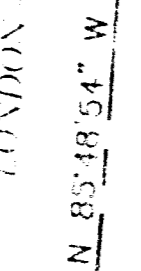
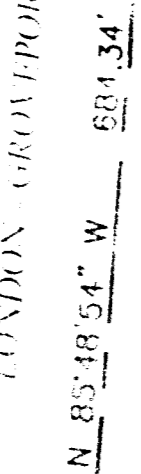
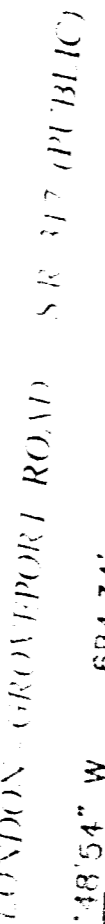
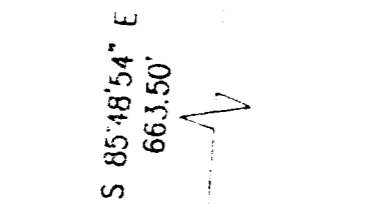
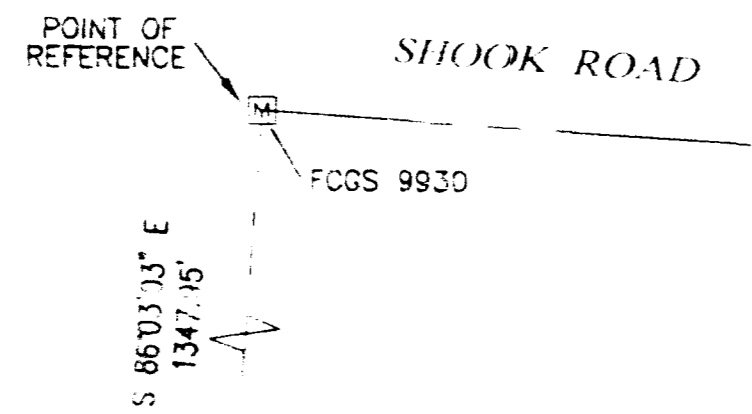
Thence North 85° 48' 54" West along the centerline of said London Groveport Road a distance of 684.34 feet to the True Point of Beginning containing 22.6705 acres more or less.

The Basis of Bearing used in this description was transferred from a GPS survey of Franklin County Monuments FCGS 9930 and FCGS 9927 performed by the Franklin County Engineer's Office in 1997, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, and determined the centerline of Shook Road as North 03° 37' 28" East.

This description was prepared by Franklin Consultants, Inc., 2700 East Dublin Granville Road, Columbus, Ohio 43231.

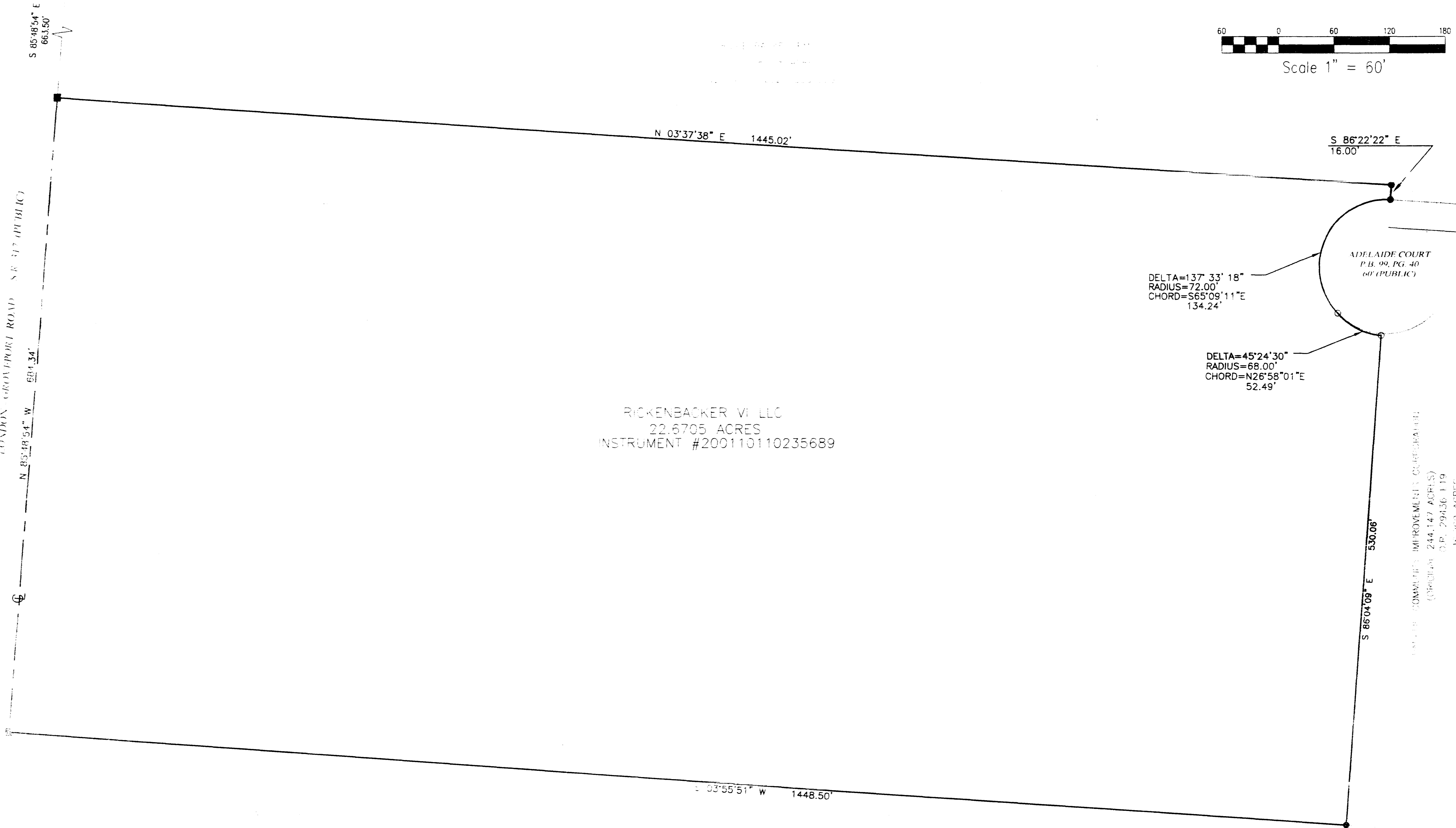
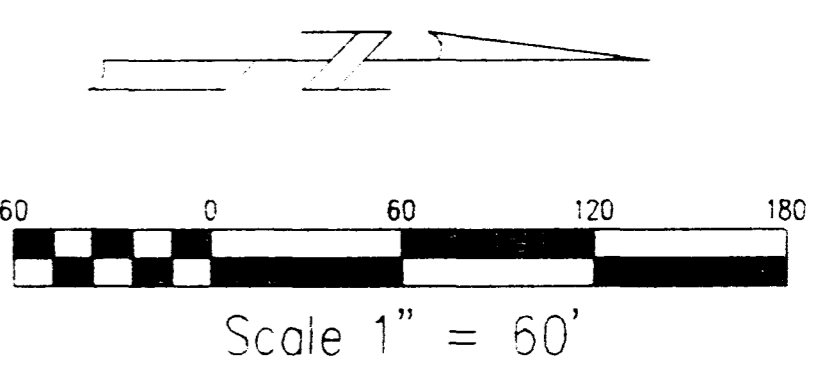
FRANKLIN CONSULTANTS, INC.

Douglas R. Hock
DOUGLAS R. HOCK
PROFESSIONAL SURVEYOR NO. 7661



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- R.R. SPIKE FOUND
- R.R. SPIKE SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- STONE FOUND
- FENCE LINE
- △ FENCE POST FD. & USED
- ELECTRIC TRANSFORMER
- SIGN
- GAS VALVE
- CATCH BASIN
- WATER VALVE
- UTILITY POLE
- FIRE HYDRANT
- LIGHT POLE
- HEADWALL
- FIRE PROTECTION VALVE
- CABLE RISER
- TELEPHONE POLE
- WATER METER
- SEWER MANHOLE
- CURB INLET



RICKENBACKER VI LLC
22.6705 ACRES
INSTRUMENT #200110110235689

DELTA=137° 33' 18"
RADIUS=72.00'
CHORD=S65°09'11"E
134.24'

DELTA=45°24'30"
RADIUS=68.00'
CHORD=N26°58'01"E
52.49'

FRANKLIN COUNTY IMPROVEMENTS CORPORATION
(PUBLIC) 244.147 ACRES
O.P. 29436 ELY
16.760 ACRES

BOUNDARY SURVEY
RICKENBACKER VI - 22.6705 ACRES
FRANKLIN COUNTY, OHIO

FRANKLIN CONSULTANTS, INC.
2700 EAST DUBLIN-GRANVILLE ROAD, SUITE 500
COLUMBUS, OHIO 43231
(614) 891-0000 FAX: (614) 891-6003
EMAIL: mail@franklinconsultants.com

DATE:	8/30/02
NO.:	1
REVISIONS:	

SURVEY BY: DR.H.
DRAWN BY: R.A.H.
CADD BY: T = 60'
SCALE: 1" = 60'
JOB NUMBER: 1324
DATE: 8/30/02