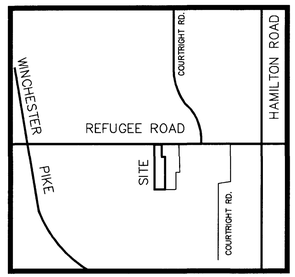
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, TOWNSHIP 11, RANGE 21, NORTHEAST QUARTER OF SECTION 5, CONGRESS LANDS.



VICINITY MAP

NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

FLOOD STATEMENT:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S "FLOOD INSURANCE RATE MAP, MAP NUMBER 39049C 0270 G, EFFECTIVE DATE AUGUST 2, 1995, THE SUBJECT TRACT LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.

REMINGTON RIDGE, SECTION 2, PART 2
PLAT BOOK 87, PAGE 44

143 142 141 140 139 138

DAVID AND PEGGY HILL
LOT 8
TWIGHLIGHT FARMS
PLAT BOOK 19, PAGE 6

IPF
N 03°11'46" E
99.86'

IPF
IP SET
343.36'(D)
S 03°07'33" W
50.00'
POB 51.60'
191.44'
S 03°07'33" W
241.44'
IPF
35.5'

EXISTING BUILDING
69'

HELEN J. FEYES, TRUSTEE
O.R.V 20824 B-02

639.33'(D)
S 03°11'07" W
640.16'

EXISTING BUILDING
1.62'
1.73'

EXISTING BUILDING
3.85'
1.62'

ITEM 4. 20' COLUMBIA GAS EASEMENT

IPF
1" BELOW SURFACE
S 03°00'00" W
219.42'
280.00' (D)
1" IPF
NW COR. NE QTR. SEC. 5
60.00'
POINT OF REFERENCE

PART OF PARCEL 4
4.407 ACRES

PART OF PARCEL 2
0.554 ACRES

NEW PARCEL
4.407 ACRES OF PARCEL 4
+ 0.554 ACRES OF PARCEL 2
4.961 ACRES TOTAL COMBINED

N 87°00'00" W
247.45'
0.284 ACRES
247.34'
S 87°00'00" E
VACANT LAND

IP SET
IP SET
50.00'
S 03°00'00" W

S 03°00'00" W
780.00'

PARCEL 4
11.420 AC. (DEED)
11.428 AC. (BY SURVEY)
4.407 ACRE SPLIT
7.021 AC. NET

THE MARGULIS GROUP
O.R.V 7871 F-03

466.59'(D)
N 87°00'00" W
466.72'

IP SET
S 03°00'00" W
200.00'(D)
110.00'
S 87°00'00" E
359.92'(D)
44.85'
134.85'
115.07'
59.92'

THE MARGULIS GROUP
O.R.V 7871 F-03
PARCEL 2
1.285 AC. (DEED)
- 0.554 AC. SPLIT
- 0.276 AC. R.O.W
0.453 AC. NET

S 03°00'00" W 219.42'
60.00'
280.00' (D)

THE MARGULIS GROUP
O.R.V 7871 F-03
PARCEL 3
0.643 AC. (DEED)

100.00' (D)
100.00' (D)
200.00'(D)
S 87°00'00" E
REFUGEE ROAD

S 03°00'00" W 219.42'
60.00'
280.00' (D)
ITEM 3
PERPETUAL EASEMENT

553.14'
552.7' (D)

S 02°56'21" W
30.34'
32.00'(D)
S 87°00'00" E

THE MARGULIS GROUP
O.R.V 7871 F-03
PARCEL 5

CONGRESS LANDS
REFUGEE LANDS

IPF
S 03°45'33" W
474.67'(D)
475.41'

IPF
S 86°26'21" E
83.83'
81.78'(D)

STONE FOUND
S 02°56'21" W
476.56'
475.34' (D)

193.54'(D)
193.45'
IPF
S 02°56'21" W
249.76'
787.9'(D)
60.00'

S 87°07'29" E

THE MARGULIS GROUP
O.R.V 7871 F-03
PARCEL 1
21.62 ACRES (DEED)

DESCRIPTION OF 0.284 ACRE TRACT
SOUTH SIDE OF REFUGEE ROAD
EAST OF WINCHESTER PIKE
WEST OF HAMILTON ROAD

Situated in the State of Ohio, County of Franklin, City of Columbus, Township 11, Range 21, Section 5, Congress Lands, being 0.284 acres of the land conveyed to The Margulis Group as recorded in Official Record Volume 7871 F03, (all references refer to records in the Franklin County Recorder's Office, Ohio) and being more fully described as follows:

Beginning for reference at the northwest corner of the northeast quarter of Section 5, said point being in the centerline of Refugee Road;

Thence South 3°00'00" West a distance of 279.42 feet, along the westerly property line of said Margulis Group, to an existing iron pin;

Thence South 3°11'07" West a distance of 640.16 feet, along the westerly property line of said Margulis Group, to an existing iron pin;

Thence South 3°07'33" West a distance of 191.44 feet, along the westerly property line of said Margulis Group, to an iron pin set being the Point of Beginning;

Thence South 87°00'00" East a distance of 247.34 feet to an iron pin set;

Thence South 3°00'00" West a distance of 50.00 feet to an iron pin set;

Thence North 87°00'00" West a distance of 247.45 feet to an iron pin set on the westerly property line of said Margulis Group;

Thence North 3°07'33" East a distance of 50.00 feet, along the westerly property line of said Margulis Group, to the Point of Beginning containing 0.284 acres more or less according to an actual field survey made by Hockaden and Associates, Inc. in September of 2000. Subject to all easements and rights of way of record.

For the purpose of this description, a bearing of South 87°00'00" East was used on the centerline of Refugee Road, as described in Official Record Volume 7871 F03, and based on a field survey made by Hockaden and Associates, Inc. in September of 1998.

41559.11-092600F2

HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS

26 Sept 2000

FRANK C. LONG
PROFESSIONAL SURVEYOR NO. 6615

STATE OF OHIO
FRANK C. LONG
6615
REGISTERED SURVEYOR

DESCRIPTION
LOT SPLIT SURVEY

LOCATION
SOUTH OF REFUGEE ROAD
WEST OF HAMILTON ROAD
CITY OF COLUMBUS

CLIENT
GREG MARGULIS

PREPARED BY:
HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers & Surveyors
883 North Cassady Avenue
Columbus, Ohio 43219
Telephone: (614) 252-0993
Fax: (614) 252-0444

DRAWN BY: FCL	CHECKED BY: FCL	ORDER No.	AREA No.	SHEET
SCALE: 1"=50'	DATE: 25 SEPT 2000	41599.11	45-6	1 OF 1

J:\41599\dwg\41599SP2.DWG, 09/26/00 03:24:08 PM, 1:50, FCL@Hockaden & Associates, Inc.