

LOCATION MAP NOT TO SCALE

BIXFORD GREEN SECTION II
PB 104, PG 84

S59°15'45"W
113.18'

POINT OF REFERENCE
1/4, 1/4 CORNER FOUND AND USED RAILROAD SPIKE SET OVER STONE BY FRANKLIN COUNTY ENGINEERS OFFICE

BIXBY ROAD (60')
S 89°10'56" W 1353.55'

FRANKLIN COUNTY SURVEY MONUMENT NO. 1116

19 18
HARRIET ADDITION NO. 2
P.B. 25 PG. 41

DESCRIPTION OF 0.930 ACRES OF LAND

Situated in the State of Ohio, County of Franklin, Township of Madison, Northwest Quarter Section 22, Township 11, Range 21, Congress Lands East of Scioto River, being 0.930 acres of land out of the land conveyed to Maronda Homes, Inc. of Ohio as recorded in Instrument Number 199911290294826, (all references refer to records in the Recorder's Office, Franklin County, Ohio), said 0.930 acre tract being more fully described as follows:

Beginning for reference at an existing railroad spike in the northerly line of said Section 22, at the northwesterly 1/4, 1/4 Section corner, at the northwesterly corner of the subdivision "Harriet Addition No. 2", of record in Plot Book 25, Page 41, said railroad spike being located South 89°10'56" West a distance of 1353.55 feet from Franklin County Survey Monument No. 1116 at the centerline intersection of Ebright Road and Bixby Road;

Thence South 59°15'45" West a distance of 113.18 feet, along the centerline of said Bixby Road, to a point;

Thence South 44°39'56" West a distance of 353.80 feet, along the centerline of said Bixby Road, to a point;

Thence along a curve to the right (delta=10° 05' 26", radius=1889.10 feet, length=332.69 feet) a chord bearing South 49°38'27" West a distance of 332.26 feet along the centerline of said Bixby Road to a railroad spike set at the most westerly property corner of Walter and Patricia J. Gerano (IN 199908120205801) being the Point of Beginning;

Thence South 40° 53' 23" West a distance of 239.84 feet, along the southwesterly property line of said Gerano, to a 3/4" ID pipe set at a southwesterly property corner of said Gerano on a northerly property line of Patrick M. and Sharon A. Danison (ORV 6125 B12);

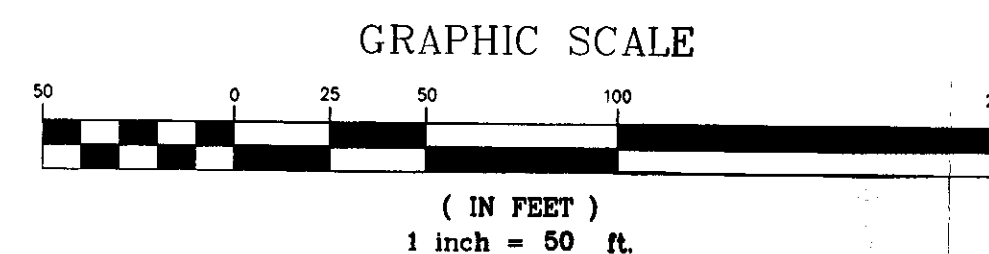
Thence South 89° 01' 47" West a distance of 442.19 feet, along the northerly property line of said Danison, to an existing railroad spike in the centerline of said Bixby Road;

Thence North 56° 40' 51" East a distance of 278.52 feet, along the centerline of said Bixby Road, to a point;

Thence along a curve to the right (delta=1° 55' 29", radius=1889.10 feet, length=63.46 feet) a chord bearing North 55°38'54" East a distance of 63.46 feet along the centerline of said Bixby Road, to the Point of Beginning containing 0.930 acres more or less according to an actual field survey made by Hockaden and Associates, Inc. in May of 2005.

Bearings are based upon the centerline of Bixby Road west of Ebright Road from Franklin County Monument No. 1116, bearing South 89°10'56" West and all other bearings based upon this meridian.

RECEIVED
MAY 17 2005
Franklin County Engineer
Dean C. Ringle, P.E., P.S.



- LEGEND
- 3/4" ID PIPE FOUND
 - 3/4" ID PIPE SET
 - △ RAILROAD SPIKE FOUND
 - MONUMENT BOX FOUND

Delta=1°55'29"
R=1889.10'
L=63.46'
Ch=N55°38'54"E
63.46'

POINT OF BEGINNING
RR SPIKE SET

Delta=10°05'26"
R=1889.10'
L=332.69'
Ch=S49°38'27"W
332.26'

WALTER & PATRICIA J. GERANO
0.974 ACRES
IN 199808250216126
IN 199908120205801

0.930 ACRES
MARONDA HOMES, INC. OF OHIO
IN 199911290294826

HICKORY GROVE
PB 93, PG 20

EXISTING 3/4" ID FOUND

RR SPIKE FOUND

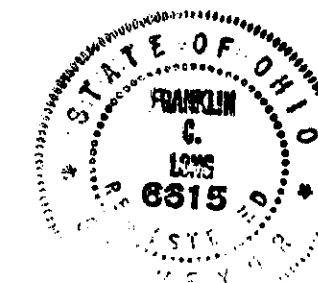
N56°40'51"E 278.52'
S89°01'47"W 442.19'
S89°01'47"W 887.28'

LAWRENCE A. DOERSAM
D.B. 3612, PG. 215

RECEIVED
MAY 17 2005
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

PATRICK M. DANISON AND SHARON A. DANISON
5.628 ACRES
O.R.V. 06125 B12

WE, HOCKADEN AND ASSOCIATES, INC. DO HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN MAY, 2005.



FRANK C. LONG
PROFESSIONAL SURVEYOR NO. 6615

DESCRIPTION	BOUNDARY SURVEY		
LOCATION	SOUTH OF BIXBY ROAD WEST OF EBRIGHT ROAD SOUTH OF		
CLIENT	PATRICK DANISON		
PREPARED BY:	HOCKADEN AND ASSOCIATES, INC. Consulting Engineers & Surveyors 983 North Cassady Avenue Columbus, Ohio 43218 Telephone: (614) 282-0993 Fax: (614) 282-0444		
DRAWN BY: FCL	CHECKED BY: FCL	ORDER No.	SHEET
SCALE 1"=50'	DATE 17 MAY 05	42378/10.1	54-2 1 OF 1