H-6-B

BOUNDARY SURVEY

FOR

CREEKSIDE 10

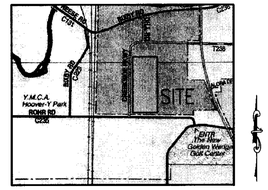
12.491 ACRES REMAINING OUT OF AN ORIGINAL 123.785 ACRE TRACT (PARCEL NO. 3)
DEEDED TO PIZZUTI/CREEKSIDE LAND HOLDINGS LLC
IN INSTRUMENT NO. 200407300176834
SECTION 25, TOWNSHIP 4, RANGE 22 CONGRESS LANDS
VILLAGE OF OBETZ
COUNTY OF FRANKLIN
STATE OF OHIO

SCALE: 1" = 100'

100 50 0 100 200

BASIS OF BEARING

BASIS OF BEARINGS ARE BASED ON THE SAME MERIDIAN AS THE BEARING OF THE CENTERLINE OF CREEKSIDE PARKWAY, N 04°15'24" E ON PAGE 2 OF THE CREEKSIDE INDUSTRIAL CENTER DEDICATION PLAT, PLAT BOOK 91, PG. 18 OF THE FRANKLIN COUNTY RECORDERS OFFICE.



VICINITY MAP
NTS

SYMBOLS

●	5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "BRH GROUP"	△	RAILROAD SPIKE FOUND
■	MAG NAIL SET	⊠	MONUMENT FOUND
○	FOUND, AS LABELED	PID:	PARCEL NUMBER
◎	5/8" REBAR FOUND YELLOW I.D. CAP MARKED "BRH GROUP"	℄	CENTERLINE
		R/W	RIGHT-OF-WAY LINE
		ℙ	PROPERTY LINE

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, VILLAGE OF OBETZ, SECTION 25, TOWNSHIP 4, RANGE 22 CONGRESS LANDS AND BEING A 12.491 ACRE LOT SPLIT OF AN ORIGINAL 123.785 ACRE TRACT (PARCEL NO. 3) DEEDED TO PIZZUTI/CREEKSIDE LAND HOLDINGS LLC IN INSTRUMENT NUMBER 200407300176834 IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO (ALL DEED AND PLAT REFERENCES MADE BEING TO SAID RECORDER'S OFFICE, UNLESS OTHERWISE NOTED) FURTHER BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING FOR POINT OF COMMENCEMENT (POC) AT THE CENTERLINE INTERSECTION OF ROHR ROAD (60' WIDE) AND CREEKSIDE PARKWAY (60' WIDE), WITNESSED BY A P.K. NAIL FOUND AT 0.19 FEET NORTH, AS REFERENCED BY IN CREEKSIDE INDUSTRIAL CENTER PLAT IN PLAT BOOK 91, PAGE 18, REFERENCE AN ALUMINUM DISK IN CONCRETE STAMPED FCGS # 5456 IN A MONUMENT BOX FOUND, SOUTH 85 DEGREES 34 MINUTES 01 SECONDS EAST, 1212.44 FEET;

THENCE ALONG THE CENTERLINE OF SAID CREEKSIDE PARKWAY, NORTH 04 DEGREES 15 MINUTES 24 SECONDS EAST, 219.91 TO A POINT IN SAID CENTERLINE;

THENCE SOUTH 85 DEGREES 44 MINUTES 36 SECONDS EAST, 40.00 FEET TO 5/8" REBAR W/ CAP MARKED "BRH GROUP" FOUND IN THE EASTERLY LINE OF SAID CREEKSIDE PARKWAY, THE WESTERLY LINE OF SAID ORIGINAL 123.785 ACRE TRACT (PARCEL NO. 3) DEEDED TO PIZZUTI/CREEKSIDE LAND HOLDINGS LLC, AND AT THE NORTHWESTERLY CORNER ~~OF A 8.668 ACRE TRACT DEEDED TO CREEKSIDE INDUSTRIAL CENTER OWNERS ASSOCIATION,~~ INC. IN INSTRUMENT NUMBER 200509200195955, WHICH POINT ALSO BEING THE TRUE POINT OF BEGINNING (POB) OF THE PARCEL DESCRIBED HEREINAFTER;

THENCE ALONG EASTERLY LINE SAID OF CREEKSIDE PARKWAY AND THE WESTERLY LINE OF SAID ORIGINAL 123.785 ACRE TRACT, NORTH 04 DEGREES 15 MINUTES 24 SECONDS EAST, 114.53 FEET TO A 5/8" REBAR W/ CAP MARKED "H.L.G. ENG. & SURVEYING" FOUND IN AN ANGLE POINT IN EASTERLY LINE OF SAID CREEKSIDE PARKWAY, AT THE WESTERLY LINE OF ORIGINAL 123.785 ACRE TRACT;

THENCE ALONG EASTERLY LINE SAID OF CREEKSIDE PARKWAY AND THE WESTERLY LINE OF SAID ORIGINAL 123.785 ACRE TRACT, NORTH 85 DEGREES 44 MINUTES 36 SECONDS WEST, 10.00 FEET TO A 5/8" REBAR W/ CAP MARKED "H.L.G. ENG. & SURVEYING" FOUND IN AN ANGLE POINT IN EASTERLY LINE OF SAID CREEKSIDE PARKWAY, AT THE WESTERLY LINE OF ORIGINAL 123.785 ACRE TRACT;

THENCE ALONG EASTERLY LINE SAID OF CREEKSIDE PARKWAY AND THE WESTERLY LINE OF SAID ORIGINAL 123.785 ACRE TRACT, NORTH 04 DEGREES 15 MINUTES 24 SECONDS EAST, 1077.68 FEET TO A 5/8" REBAR SET IN EASTERLY LINE OF SAID CREEKSIDE PARKWAY, AT THE WESTERLY LINE OF ORIGINAL 123.785 ACRE TRACT;

THE FOLLOWING FIVE (5) COURSES ARE CROSSING SAID ORIGINAL 123.785 ACRE TRACT (PARCEL NO. 3) DEEDED TO PIZZUTI/CREEKSIDE LAND HOLDINGS LLC:

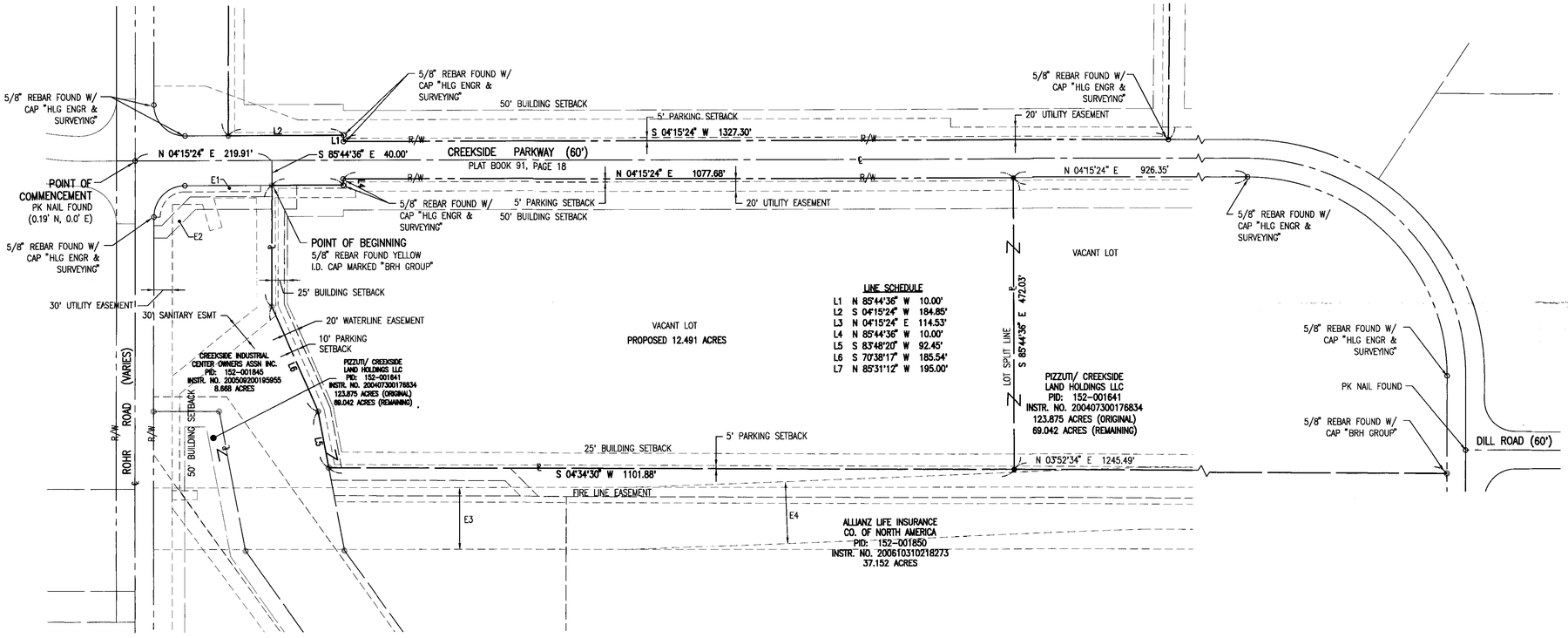
THENCE SOUTH 85 DEGREES 44 MINUTES 36 SECONDS EAST, 472.03 FEET TO A 5/8" REBAR SET IN THE WESTERLY LINE OF A 37.152 ACRE TRACT DEEDED TO ALLIANZ LIFE INSURANCE COMPANY OF NORTH AMERICA IN INSTRUMENT NUMBER 200610310218273;

THENCE ALONG THE WESTERLY LINE OF SAID 37.152 ACRE TRACT, SOUTH 04 DEGREES 34 MINUTES 30 SECONDS WEST, 1101.88 FEET TO A 5/8" REBAR W/ CAP MARKED "BRH GROUP" FOUND AT THE SOUTHWESTERLY CORNER OF SAID 37.152 ACRE TRACT AND IN THE NORTHERLY LINE OF SAID 8.668 ACRE TRACT DEEDED TO CREEKSIDE INDUSTRIAL CENTER OWNERS ASSOCIATION, INC.;

THENCE ALONG THE NORTHERLY LINE OF SAID 8.668 ACRE TRACT, SOUTH 83 DEGREES 48 MINUTES 20 SECONDS WEST, 92.45 FEET TO A 5/8" REBAR W/ CAP MARKED "BRH GROUP" FOUND IN AN ANGLE POINT IN THE NORTHERLY LINE OF SAID 8.668 ACRE TRACT;

THENCE ALONG THE NORTHERLY LINE OF SAID 8.668 ACRE TRACT, SOUTH 70 DEGREES 38 MINUTES 17 SECONDS WEST, 185.54 FEET TO A 5/8" REBAR W/ CAP MARKED "BRH GROUP" FOUND IN AN ANGLE POINT IN THE NORTHERLY LINE OF SAID 8.668 ACRE TRACT;

THENCE ALONG THE NORTHERLY LINE OF SAID 8.668 ACRE TRACT, NORTH 85 DEGREES 31 MINUTES 12 SECONDS WEST, 195.00 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 12.491 ACRES MORE OR LESS, AND SUBJECT TO ALL LEGAL EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAY OF RECORD.



LINE SCHEDULE

L1	N 85°44'36" W	10.00'
L2	S 04°15'24" W	184.85'
L3	N 04°15'24" E	114.53'
L4	N 85°44'36" W	10.00'
L5	S 83°48'20" W	92.45'
L6	S 70°38'17" W	185.54'
L7	N 85°31'12" W	195.00'

EASEMENTS

E1 10'X200'± OHIO BELL TELEPHONE COMPANY (AMERITECH) EASEMENT INSTRUMENT NO. 199709090089773

E2 20' WATERLINE EASEMENT

E3 100' WIDE UTILITY EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY DEED BOOK 1545, PAGE 450

E4 SUPPLEMENTAL DEED OF EASEMENT INSTRUMENT NO. 200604210074665

FLOOD ZONE

THE SITE LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COUNTY OF FRANKLIN, STATE OF OHIO, MAP NUMBER 39049C0355 G EFFECTIVE DATE AUGUST 2, 1995, FEDERAL EMERGENCY MANAGEMENT AGENCY.

STATE OF OHIO
ANTHONY J ROBINSON
8120
REGISTERED
PROFESSIONAL SURVEYOR

THIS BOUNDARY WAS PREPARED BY BRH GROUP, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN MARCH 2008.

ANTHONY J. ROBINSON, P.S. No. 8120 — DATE 5-22-08

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BOUNDARY SURVEY
CREEKSIDE 10
CREEKSIDE PARKWAY
OBETZ, OHIO

No.	REVISIONS	DATE

JOB NO.	20032.36
DRAWN BY	JS
DESIGNED BY	JS
CHECKED BY	AJR
FIELD CREW	CRB
FIELD BOOK	–
DATE	5-22-08
SCALE	1" = 100'

SHEET 1 OF 1