SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, VILLAGE OF OBETZ, BEING A PART OF THE NORTHWESTERLY QUARTER OF SECTION 30, TOWNSHIP 11, RANGE 21, CONGRESS LANDS EAST OF THE SCIOTO RIVER.

SCALE: 1" = 100'
100' 50' 0 100' 200'

PARCEL: 186-000185
CENTER POINT CAPITAL, LLC
158.591 ACRES (ORIGINAL)
INSTRUMENT NUMBER 200312310406644 (1/2 INTEREST)
AND
INSTRUMENT NUMBER 200312310406645 (1/2 INTEREST)

PARCEL: 186-000246
CENTERPOINT INVESTMENT LLC
127.498 ACRES (ORIGINAL)
INSTRUMENT NUMBER
200402200036797

PARCEL: 186-000396
CENTERPOINT INVESTMENT LLC
RESERVE "A"
CENTERPOINT PHASE 1
P.B. 110, PG. 59

PARCEL: 186-000399
CENTERPOINT 1 LLC
30.851 ACRES
INSTRUMENT NUMBER
200711060192933

PARCEL: 186-000186
CENTERPOINT INVESTMENT LLC
102.731 ACRES
INSTRUMENT NUMBER
200402200036407

COTTON GIN SPIKE FOUND
RAIL ROAD SPIKE FOUND
BIXBY ROAD (WIDTH VARIES)
R/W
S 86°19'58" E 759.48'
SECTION 19
SECTION 30
S 86°19'58" E 319.00'
S 03°40'02" W 70.00'
PROPOSED RESIDUE 0.331 ACRE
120.00'
S 86°19'58" E
N 03°40'02" E 50.00'
420.23'
S 86°19'58" E 300.26'
POINT OF COMMENCEMENT
3/4" IRON PIPE FND. W/CAP ""R.D. ZANDE"
S 03°34'34" W 20.00'
VICTORIA STREET
DRAKE AVENUE
FAIRCHILD ESTATES
SECTION 4
P.B. 87, PG. 67
S 86°16'36" E 223.95'
POINT OF BEGINNING
20.247 ACRE TRACT
PROPOSED
1.411 ACRES
S 43°15'34" E 23.14'
213.72'
N 77°46'10" E 153.67'
N 46°44'26" E 719.86'
PROPOSED
1.684 ACRES
S 46°44'26" W 814.58'
N 46°44'26" E 1028.30'
RESIDUE AREA
8.224 ACRES
PROPOSED
PROPOSED
18.836 ACRES
1.411 ACRES
20.247 ACRES TOTAL
20' EASEMENT, P.B. 110, PG. 59
S 03°34'34" W - 394.22' (414.22' TOTAL)
S 46°43'40" W 150.50'
336.78'
814.57'
POINT OF BEGINNING
1.684 ACRE TRACT
S 86°13'15" E 27.93'
273.94'
S 86°13'15" E 229.75'
N 03°46'45" E 30.00'
123.77'
N 86°13'15" W 55.90'
113.15'
532.22'
S 86°13'15" E 363.17'
IRON PIN SET (TYP.)
117.79'
N 43°15'34" W
S 43°15'34" E 261.80'
S 47°50'00" E 49.94'
N 51°18'52" E 49.94'
106.00'
S 88°15'33" E
N 46°44'26" E 266.88'
532.00'
S 46°44'26" W
POINT OF BEGINNING
2.792 ACRE TRACT
383.83'
N 43°15'34" W
135.86'
N 43°15'34" W
2.792 ACRES
(A)-S 46°44'26" W-31.02'
(B)-N 43°15'34" W-62.17'
(C)-S 46°44'26" W-8.00'
(D)-S 46°44'26" W-57.00'
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
PARKING EASEMENT INSTRUMENT NUMBER 200711060192939
EXISTING TOWER WITH HIGH TENSION WIRES
COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY D.B. 2892, PG. 125
N.W. 1/4 SECTION 30
N.E. 1/4 SECTION 30
N 03°34'34" E ~ 2278.73'
PARCEL: 186-000246
CENTERPOINT INVESTMENT LLC
127.498 ACRES (ORIGINAL)
INSTRUMENT NUMBER
200402200036797
102.731 ACRES
- 4.411 ACRES
98.320 ACRES (RESIDUE)
30.851 ACRES
- 2.792 ACRES
28.059 ACRES (RESIDUE)
Δ=43°27'29"
R=62.00'
A=47.03'
CHB=S24°05'04.5"E
CH=45.91'
467.79'
S 46°44'26" W

LOCATION MAP
GROVEPORT ROAD
ALUM CREEK DRIVE
BIXBY ROAD
SITE
TOY ROAD

S 86°16'36" E ~ 2714.71'
ALUMINUM DISK IN CONCRETE MONUMENT FCGS 4473
SWISHER ROAD
SECTION 30
SECTION 29

CENTERPOINT PARKWAY (60' R/W)
N 03°34'34" E ~ 2278.73'
3/4" IRON PIPE FOUND E 0.08' PERP. TO PL
TOY ROAD
ALUMINUM DISK IN CONCRETE MONUMENT FCGS 5208 RESET

BEARINGS ARE BASED ON SOUTH 03°34'34" WEST, ALONG THE EASTERLY LINE OF SAID ORIGINAL 127.498 ACRE TRACT, AND ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND THE NORTH AMERICAN DATUM OF 1983(1986) AS ESTABLISHED FROM AN ACTUAL FIELD SURVEY ORIGINATING FROM FRANKLIN COUNTY SURVEY CONTROL MONUMENTS "FCGS 5207" AND "FCGS 5208" LOCATED IN THE EXISTING CENTERLINE OF TOY ROAD AS DELINEATED ON THE PLAT "CENTERPOINT PHASE 1", OF RECORD IN PLAT BOOK 110, PAGE 59, ON FILE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

STATE OF OHIO
JOHN L. PRICE 7159
REGISTERED PROFESSIONAL SURVEYOR

THE FOREGOING PLAT OF SURVEY HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN FEBRUARY 2009 BY BRH GROUP, INC., UNDER THE DIRECT SUPERVISION OF JOHN L. PRICE, REGISTERED PROFESSIONAL SURVEYOR NUMBER 7159. IRON PINS SET ARE 5/8" REBAR 30" LONG WITH YELLOW PLASTIC CAP STAMPED "BRH GROUP".

JOHN L. PRICE,
PROFESSIONAL SURVEYOR No. 7159
04/04/2009
DATE

BRH Group, Inc.
Engineering & Surveying
705-F Lakeview Plaza Boulevard
Worthington, Ohio 43085-4779
Phone: (614) 841-9500
Fax: (614) 841-0170
Email: info@brhgroup.com

2.792 ACRES FROM 30.851 ACRES
BOUNDARY SPLIT SURVEY
5235 WESTPOINT DRIVE
OBETZ, OHIO

No.	REVISIONS	DATE

JOB NO.	40031.30
DRAWN BY	JLP
DESIGNED BY	JLP
CHECKED BY	
FIELD CREW	BG/CB
FIELD BOOK	
DATE	03-26-09
SCALE	1" = 100'

SHEET
1
OF 1

"I:\40031.30 - CP1 EXPANSION\SURVEY\w-DWG\40031.30 BOUNDARY SURVEY BASE.DWG"
Plot Date & Time: 4/3/2009 8:24 AM - John Price