

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN
 VIRGINIA MILITARY SURVEY No. 3011

HEATHER GLEN SEC. 2, PT. 4
 (RESUB. LOTS 134-171)
 P.B. 78, PG. 26

MBCS PROPERTIES, LLC
 I.N. 200409300227735
 4.216 ACRES (ORIGINAL)

RR PARTNERS
 O.R. 31014, PG. C03
 54.795 AC. (ORIG.)

2.857 ACRES

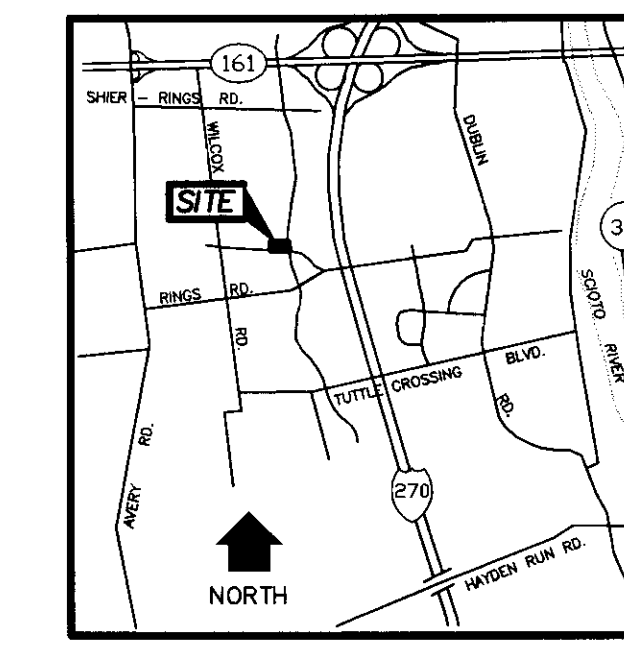
FAITH EVANGELICAL FREE CHURCH
 OF CENTRAL OHIO
 O.R. 13723, PG. G03
 7.210 ACRES

TRUE PLACE
 OF BEGINNING
 2.857 ACRES

REFERENCE
 BEGINNING
 2.857 ACRES

TRINITY PARK SEC. 2, PH. 1
 P.B. 82, PGS. 98 & 99

LOT 1
 TUTTLE CROSSING NORTH SECTION 2
 P.B. 111, PGS. 48 & 49



VICINITY MAP
 (NOT TO SCALE)

- LEGEND**
- ⊙ IRON PIN FOUND
 - ⊕ PERMANENT MARKER FOUND
 (1" IRON PIPE WITH CAP "M-E COMPANIES/S-6872"
 IN 4-INCH DIAMETER CONCRETE)
 - ⊙ IRON PIN SET (1" O.D. IRON
 PIPE, 30" LONG W/PLASTIC
 CAP "M-E COMPANIES/S-6872")
 - DRILL HOLE SET

- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEAN-OUT
- ⊕ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ UTILITY POLE
- ⊙ TRAFFIC POLE
- ⊙ TELEPHONE BOX
- STORM MANHOLE
- STORM SEWER INLET
- ⊕ WATER METER
- ⊕ ELECTRIC METER
- ⊙ LIGHT POLE
- GUY ANCHOR
- ⊕ SIGN

- WATERLINE
- GAS LINE
- DHL— OVERHEAD UTILITY
- 8" SAN— SANITARY SEWER
- 12" STM— STORM SEWER
- T— UNDERGROUND TELEPHONE
- FENCE

BEARING REFERENCE

BEARINGS HEREON ARE BASED ON NORTH 89°04'19" WEST FOR WOERNER TEMPLE ROAD AS INDICATED ON THE PLAT "TUTTLE CROSSING NORTH SECTION 2" OF RECORD IN PLAT BOOK 111, PAGES 48 AND 49.

DESCRIPTION OF 2.857 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey No. 3011, being part of the original 54.795-acre tract of land as described in a deed to RR Partners, of record in Official Record 31014, Page C03, all references herein being to the records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning **FOR REFERENCE** at a permanent marker found (1-inch iron pipe with cap "M-E Companies/S-6872" in 4-inch diameter concrete) at the northeasterly corner of Trinity Park Section 2, Phase 1, a subdivision of record in Plat Book 82, Pages 98 and 99, the northwesterly corner of Tuttle Crossing North Section 2, a subdivision of record in Plat Book 111, Pages 48 and 49, in the southerly right-of-way line of Woerner Temple Road (100 feet in width), and in a westerly line of said 54.795-acre tract; thence North 06° 46' 38" West, crossing Woerner Temple Road, a distance of 100.91 feet to an iron pin set at the southeasterly corner of that 7.210-acre tract of land described in a deed to Faith Evangelical Free Church of Central Ohio, of record in Official Record 13723, Page G03, in the northerly right-of-way line of Woerner Temple Road, and being the **TRUE PLACE OF BEGINNING**;

Thence North 06° 46' 38" West, along the easterly line of said 7.210-acre tract, a distance of 272.74 feet to an iron pin found (no cap) at the northeasterly corner of same, and at the southeasterly corner of Lot 160 of Heather Glen Section Number 2, Part Number 4, a subdivision of record in Plat Book 78, Page 26;

Thence North 06° 56' 38" West, along the easterly line of said Lot 160, a distance of 28.30 feet to an iron pin set at the southeasterly corner of that original 4.216-acre tract as described in a deed to MBCS Properties, LLC, of record in Instrument No. 200409300227735;

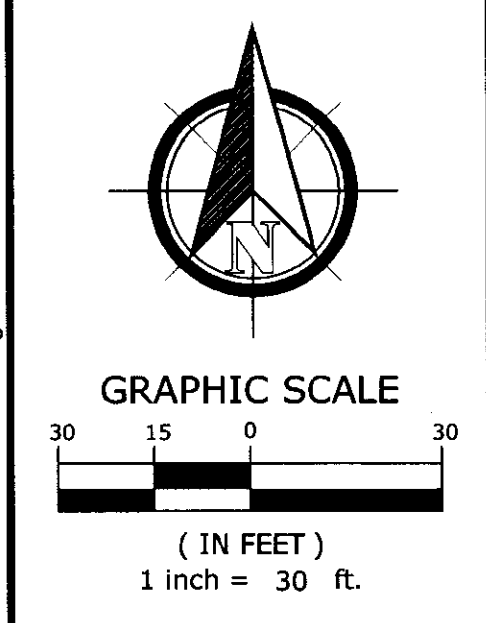
Thence South 89° 04' 19" East, along the southerly line of said 4.216-acre tract, a distance of 434.51 feet to an iron pin set in the westerly right-of-way line of Emerald Parkway (100 feet in width);

Thence South 00° 48' 58" East, along said right-of-way line, a distance of 267.53 feet to an iron pin set;

Thence South 45° 03' 21" West, along the right-of-way line between Emerald Parkway and Woerner Temple Road, a distance of 43.07 feet to a drill hole set in the concrete sidewalk;

Thence North 89° 04' 19" West, along the northerly right-of-way line of Woerner Temple Road, a distance of 372.22 feet to the **TRUE PLACE OF BEGINNING** and containing 2.857 acres of land.

Bearings herein are based on North 89° 04' 19" West for Woerner Temple Road as indicated on the plat "Tuttle Crossing North Section 2", of record in Plat Book 111, Pages 48 and 49.



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 Fax: 614-818-4902
 www.mecompanies.com

SUBMISSION:

REVISION:

STAMP:



**RR PARTNERS
 PROPERTY
 DUBLIN, OHIO**

FIELD	DRAFT	CHECK
EM	DC	BW

M-E NO.: 973008

DATE: JANUARY 2010

SCALE:
 HORIZONTAL: 1"=30'
 VERTICAL:

SHEET TITLE:

**PROPERTY
 SURVEY**

SHEET NO.: