

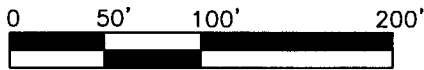
P & L SYSTEMS, INC.

SURVEYORS & ENGINEERS

171 CHARRING CROSS DRIVE
WESTERVILLE, OHIO 43081

PLAT OF 2.042 ACRE PARCEL

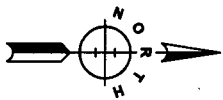
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, VILLAGE OF URBANCREST AND VIRGINIA MILITARY DISTRICT, SURVEY NUMBER 5745, AND BEING A 2.042 ACRE PARCEL OUT OF THE ORIGINAL 7.859 ACRE TRACT NO. ONE CONVEYED TO BIG RUN INDUSTRIAL PARK LLC IN INSTRUMENT NUMBER 200207250182550, WITH ALL RECORD REFERENCES HEREIN CITED BEING OF THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.



SCALE: 1"=100'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE OF ROAD
- IRON PIN (SET) 3/4" I.D. W/YELLOW PLASTIC CAP STAMPED "P&L SYST"
- IRON PIN (FOUND) 3/4" I.D., GOOD CONDITION UNLESS OTHERWISE NOTED
- (M) MEASURED
- (R) RECORD



BASIS OF BEARINGS

THE MEASURED BEARINGS SHOWN HEREON ARE BASED UPON A GPS SURVEY OF FRANKLIN COUNTY MONUMENTS S15 AND 5131, RESULTING IN A BEARING OF S 26°13'47" W BETWEEN SAID MONUMENTS, OHIO STATE PLANE COORDINATE SYSTEM, NAD83(1986) AND TRANSFERRED TO THE SUBJECT PROPERTY BY GPS, RESULTING IN A BEARING FOR THE NORTH RIGHT-OR-WAY OF CENTERPOINT DRIVE OF S 81°12'14" E.

DATA SOURCES

FRANKLIN COUNTY GIS, CONTROL MONUMENTS, DEED AND PLAT RECORDS, ODOT DISTRICT 6 RECORDS

BIG RUN INDUSTRIAL PARK LLC
INST. NO. 200207250182550
7.859 AC.
(ORIGINAL TRACT NO. ONE-DEED)
5.084 AC.
(REMAINDER-P.B. 103, PG. 57)

D=9°04'28"
R=425.12'
ARC =67.33'
CH=67.26'
N76°40'00"W (M)

D=3°02'18"
R=425.14'
ARC =22.55'
CH=22.54'
N70°36'37"W (M)

5/8" I.R. FND
W/CAP "ODOT"
(BENT)

CENTERPOINT DRIVE
(0.733 AC.) (P.B. 103, PG. 57)
(R/W VARIES)

BIG RUN INDUSTRIAL PARK LLC
INST. NO. 200207250182550
7.859 AC.
(ORIGINAL TRACT NO. ONE-DEED)
2.042 AC.
(REMAINDER-P.B. 103, PG. 57)
PARCEL NO. 161-001128

D=9°04'28"
R=425.12'
ARC =67.33'
CH=67.26'
S76°40'31"E (R-PLAT)

D=3°02'18"
R=425.14'
ARC =22.55'
CH=22.54'
S70°37'08"E (R-PLAT)

S 81°12'14" E 526.97'(M)
S 81°12'45" E 526.97'(R)

HARRISBURG PIKE (US 62 & SR 3)
(R/W VARIES)

1-270 EXPT RAMP

TRUE P.O.B.

STATE OF OHIO
2.519 AC.
PARCEL NO 160-000232

5/8" I.R. FND
W/CAP "ODOT"

RECEIVED

MAR 05 2010

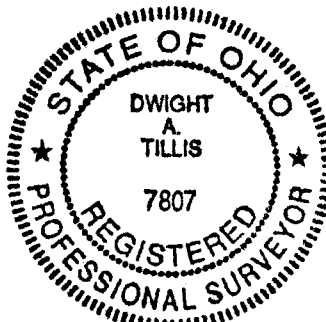
Franklin County Engineer
Dean C. Single, P.E., P.S.
D.B. 592, P.G. 1
PARCEL NO. 570-112447
3.41 AC.

I.P. FND
NO CAP (BENT)

BIG RUN INDUSTRIAL PARK LLC
INST. NO. 200211060282598
0.476 AC. (PARCEL 2-DEED)
PARCEL NO. 160-003007

AUTOMATIC TEMPERATURE &
PROCESS SYSTEMS INC.
PARCEL NO. 160-000227
2.604 AC.

I.P. FND
W/CAP "CEC"



I, THE UNDERSIGNED HEREBY CERTIFY THAT P & L SYSTEMS, INC. SURVEYED THE PREMISES SHOWN HEREON, PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

P&L SYSTEMS, INC.

Dwight A. Tillis
DWIGHT A. TILLIS, P.S. 7807

2/26/10
DATE

P & L Systems, Inc.
Surveyors • Engineers
Planners

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Westerville, Ohio 43081
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Fax: (614) 891-4984