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MAR 19 2010

Franklin County Engineer  
Dean C. Ringle, P.E., P.S.

I-4-A



ms consultants, inc.

2221 SCHROCK ROAD, COLUMBUS, OHIO 43229

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EXHIBIT A-1

CAMELOT CONDOMINIUM  
CPB 15 pg. 6, O.R. 75-A01  
PIN 080-008327 to 080-008432

N 04°19'22"E  
100.08'

Situated in the City of Westerville,  
County of Franklin, and State of  
Ohio and being part of Quarter  
Township 2, Township 2, Range 17,  
of the United States Military Lands

VINCENZINA S.  
FANTOZZI, TRUSTEE  
INSTR #199907160178757  
PIN 080-004337-00  
0.424 AC.

BFS RETAIL & COMMERCIAL  
OPERATIONS, LLC  
INSTR #200206190151125  
PIN 080-004334-00  
0.540 AC.

N 85°42'25"W  
192.53'

S 85°42'25"E  
151.71'

THE OHIO BELL TELEPHONE COMPANY  
D.B. 2521 PG. 169  
PIN 080-003654-00  
3.820 AC.



EASEMENT AREA  
2531.84 SQ. FT.  
(0.058 Ac.)

PROP. EASEMENT

EX. R/W

State of Ohio  
D.B. 3440 pg. 907

State of Ohio  
D.B. 3402 pg. 789

PLACE OF BEGINNING

State of Ohio  
D.B. 3440 pg. 905

STATE STREET (S.R. 3)

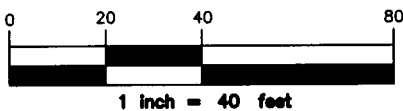
NUMBER	DELTA ANG.	RADIUS	ARC LEN	CHORD DIRECTION	CHORD
C1	02°35'17"	2241.83'	101.26'	N 04°26'24" W	101.25'
C2	02°37'04"	2216.83'	101.29'	N 04°32'34" W	101.28'

BASIS OF BEARINGS

The "basis of bearing" for the above description is derived from the found monuments at station 133+04.98 and station 152+99.02 on the Centerline of State Street (S.R. 3), being North 02 degrees 44 minutes 45 seconds East, as shown on the centerline survey plat of the plan FRA-3-24.48, which is on file with the Ohio Department of Transportation.

NUMBER	DIRECTION	DISTANCE
L1	N 85°42'25" W	25.21'
L2	S 85°42'25" E	25.39'

GRAPHIC SCALE



o = Iron Pin Set 5/8" x 30" rebar with plastic I.D. cap inscribed "ms cons. Inc."



THE FOREGOING EASEMENT EXHIBIT WAS PREPARED BY MS CONSULTANTS, INC. UNDER THE DIRECTION AND SUPERVISION OF RICHARD J. SWAN, REGISTERED PROFESSIONAL SURVEYOR NO. 6574. AND IS BASED ON A SURVEY MADE BY ms consultants, inc. IN JUNE 2009

MS CONSULTANTS, INC.

*Richard J. Swan* 3/15/10  
RICHARD J. SWAN  
REGISTERED PROFESSIONAL SURVEYOR NO. 6574