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3-4-A

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



ms consultants, inc.

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STATE STREET (S.R. 3)

EXHIBIT A-1

State of Ohio  
DB 2753 pg 659

LANDSCAPE  
& UTILITY

PLACE OF  
BEGINNING

Huber Homes Inc (fee)  
DB 2305 pg 182  
ROW easement DB 2753  
0.0577 AC. TRACT pg 663

PLACE OF  
BEGINNING

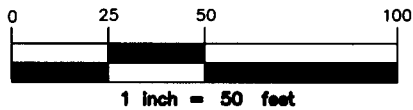
- OVERLAP AREA  
776.8 SQ. FT.  
(0.0178 Ac.)
- UTILITY AREA  
778.58 SQ. FT.  
(0.0179 Ac.)
- LANDSCAPE AREA  
1280.13 SQ. FT.  
(0.0294 Ac.)

- 0.0577 AC. TRACT
- 0.0179 AC. UTILITY EAS.
- 0.0294 AC. LANDSCAPE

GC ACQUISITION CORP. #1  
O.R. 12462 B19  
PIN 080-007423-00  
0.163 AC.

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

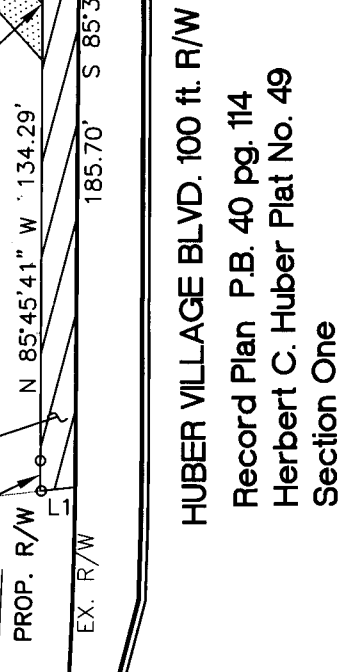
GRAPHIC SCALE



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

0.0577 AC. TRACT  
2514.51 SQ. FT.  
(0.0577 Ac.)

BEE REIT, INC.  
INSTR #20021190294554  
PIN 080-007348-00  
0.8664 AC.



HUBER VILLAGE BLVD. 100 ft. R/W  
Record Plan P.B. 40 pg. 114  
Herbert C. Huber Plat No. 49  
Section One

GC ACQUISITION CORP. #2  
O.R. 12462 B19  
PIN 080-007424-00  
0.184 AC.

NUMBER	DELTA ANG.	RADIUS	ARC LEN	CHORD	DIRECTION	CHORD
C1	0°28'30"	955.10'	7.92'	N 85°31'29" W		7.92'
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE	
L1	S 02°36'52" E	9.14'	L7	N 85°45'41" W	30.68'	
L2	S 51°50'44" W	53.72'	L8	N 51°50'44" E	63.09'	
L3	N 85°45'41" W	16.21'	L9	N 85°36'29" W	23.08'	
L4	S 51°50'44" W	42.71'	L10	S 04°23'30" W	22.00'	
L5	S 01°53'21" E	13.83'	L11	N 85°36'29" W	57.01'	
L6	N 85°36'29" W	25.15'				



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.

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* 5/12/10  
RICHARD J. SWAN  
REGISTERED PROFESSIONAL SURVEYOR NO. 6574