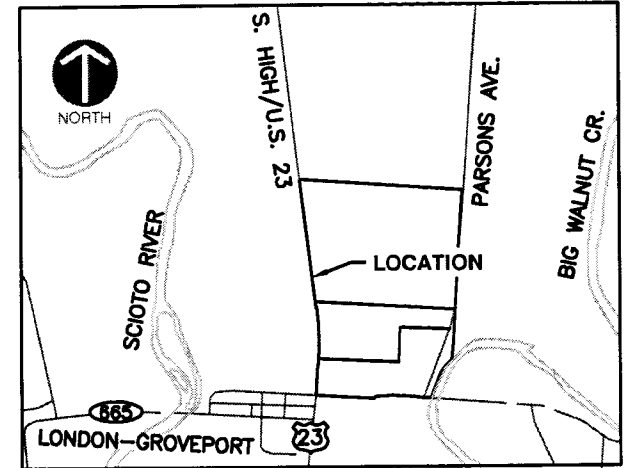


SITUATED IN THE STATE OF OHIO, FRANKLIN COUNTY, CITY OF COLUMBUS, T4N, R22W, SECTION 33, CONGRESS LANDS AND CONTAINING 6.010 ACRES OF LAND OUT OF THAT 173.806 ACRE TRACT CONVEYED TO SCIOTO DOWNS, INC IN INSTRUMENT NUMBER 200308080251644 AND 0.671 ACRES OUT OF THAT THAT 37.111 ACRE TRACT CONVEYED TO SCIOTO DOWNS, INC. IN INSTRUMENT NUMBER 200704020055939



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS, DISTANCES & COORDINATES

THE BEARINGS SHOWN HEREON DENOTED AS BEING "BY SURVEY (S)" ARE BASED ON OBSERVATIONS, MEASUREMENTS, AND CALCULATIONS OF THE LOCATION OF THE BOUNDARY EVIDENCE REFERENCED TO A GRID MERIDIAN OF SOUTH 07°33'00" EAST BETWEEN FRANKLIN COUNTY GEODETIC SURVEY MONUMENTS "FRANK 17" AND "FRANK 117". SAID GRID MERIDIAN BEING THE INVERSE COMPUTATION OF THE OHIO STATE PLANE COORDINATES, SOUTH ZONE, NAD 83 (07) FROM "FRANK 17" TO "FRANK 117".

THE BEARINGS SHOWN ACCORDING TO "RECORD (R)" ARE AS DESCRIBED IN GRANTOR'S DEED OF RECORD SHOWN.

DISTANCES SHOWN AS "BY SURVEY" (S) ARE GROUND DISTANCES IN U.S. FEET. A PROJECT MEAN COMBINED SCALE FACTOR OF 0.999938805 WAS APPLIED TO THE GRID COORDINATES (OHIO SOUTH ZONE) OBTAINED DURING THE FIELD SURVEY. THE REFERENCE POINT FOR THE SCALE APPLICATION IS THE OHIO SPC NAD83 (07) HORIZONTAL VALUE FOR "FRANK 117" AS PUBLISHED BY THE FRANKLIN COUNTY ENGINEER AND NATIONAL GEODETIC SURVEY.

"FRANK 17"
OHIO STATE PLANE (SOUTH ZONE) NAD83 (07)
NORTH 672787.85
EAST 1827656.05

"FRANK 117"
OHIO STATE PLANE (SOUTH ZONE) NAD83 (07)
NORTH 671,035.48
EAST 1,827,888.31

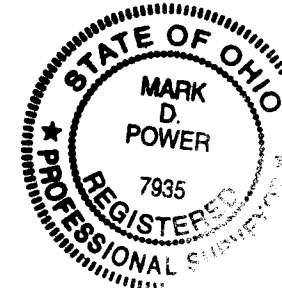
BASIS OF EXISTING RIGHT OF WAY LOCATION

THE RIGHT OF WAY FOR U.S 23 IS SHOWN ACCORDING TO THE OHIO DEPARTMENT OF TRANSPORTATION'S (ODOT) RIGHT OF WAY PLAN FRA-23-0.00-5.37 ON FILE IN DISTRICT 6. ON THAT PLAN THE ORIGINAL CENTERLINE LOCATION OF THE COLUMBUS - PORTSMOUTH ROAD IS 24 FEET EAST OF THE CURRENT CENTERLINE LOCATION. THE EAST RIGHT OF WAY LOCATION IS 30 FEET EAST OF THE ORIGINAL CENTERLINE LOCATION OF STATE HIGHWAY 5. RESULTING IN THE EXISTING EAST RIGHT OF WAY LINE OF U.S 23 BEING SHOWN HERE AS 54 FEET EAST OF THE CURRENT CENTERLINE ALIGNMENT TANGENT LINES.

BOUNDARY SURVEY NOTE

THIS PLAT CONSTITUTES A BOUNDARY SURVEY AS SET FORTH IN THE MINIMUM STANDARDS FOR BOUNDARY SURVEYING IN THE STATE OF OHIO, ADMINISTRATIVE CODE CHAPTER 4733-37 AND PROMULGATED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF OHIO PURSUANT TO CHAPTER 4733 AND IS SUBJECT ANY EXISTING EASEMENTS, RIGHTS OF WAY, AND MATTERS OF RECORD DISCLOSED BY A TITLE SEARCH.

MADR 4/26/12
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
MARK D. POWER
REGISTERED LAND SURVEYOR NO.: S-7935



AREA CALCULATION

WITHIN P.I.D. 150-001321
6.010 ACRES GROSS R-O-W
PRESENT ROAD OCCUPIES =
4.303 ACRES

AREA CALCULATION

WITHIN P.I.D. 150-001247
0.671 ACRES GROSS R-O-W
PRESENT ROAD OCCUPIES =
0.393 ACRES

RECEIVED

APR 26 2012

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

CEC
Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 - Columbus, OH 43240
614-540-6633 · 888-598-6808
www.cecinc.com

SOSH ARCHITECTS
SCIOTO DOWNS, INC.
SOUTH HIGH STREET
CITY OF COLUMBUS, OHIO

**RIGHT OF WAY
ACQUISITION**

DRAWN BY: MP	CHECKED BY: MP	APPROVED BY: MP	DRAWING NO.:
DATE: APRIL 26, 2012	DWG SCALE: 1"=200'	PROJECT NO: 111-462-0007	1/4

P:\2011\111-462\Survey\Right of Way\111-462 ROW.dwg 1-8x11 LS:(4/26/2012 - mpower) - LP: 4/26/2012 6:15 PM

LEGEND

- CEC REBAR (TO BE SET)
- ⊙ FOUND CORNER MONUMENT
- △ MAGNETIC NAIL FOUND
- PROPOSED RIGHT OF WAY



RECEIVED

APR 26 2012

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

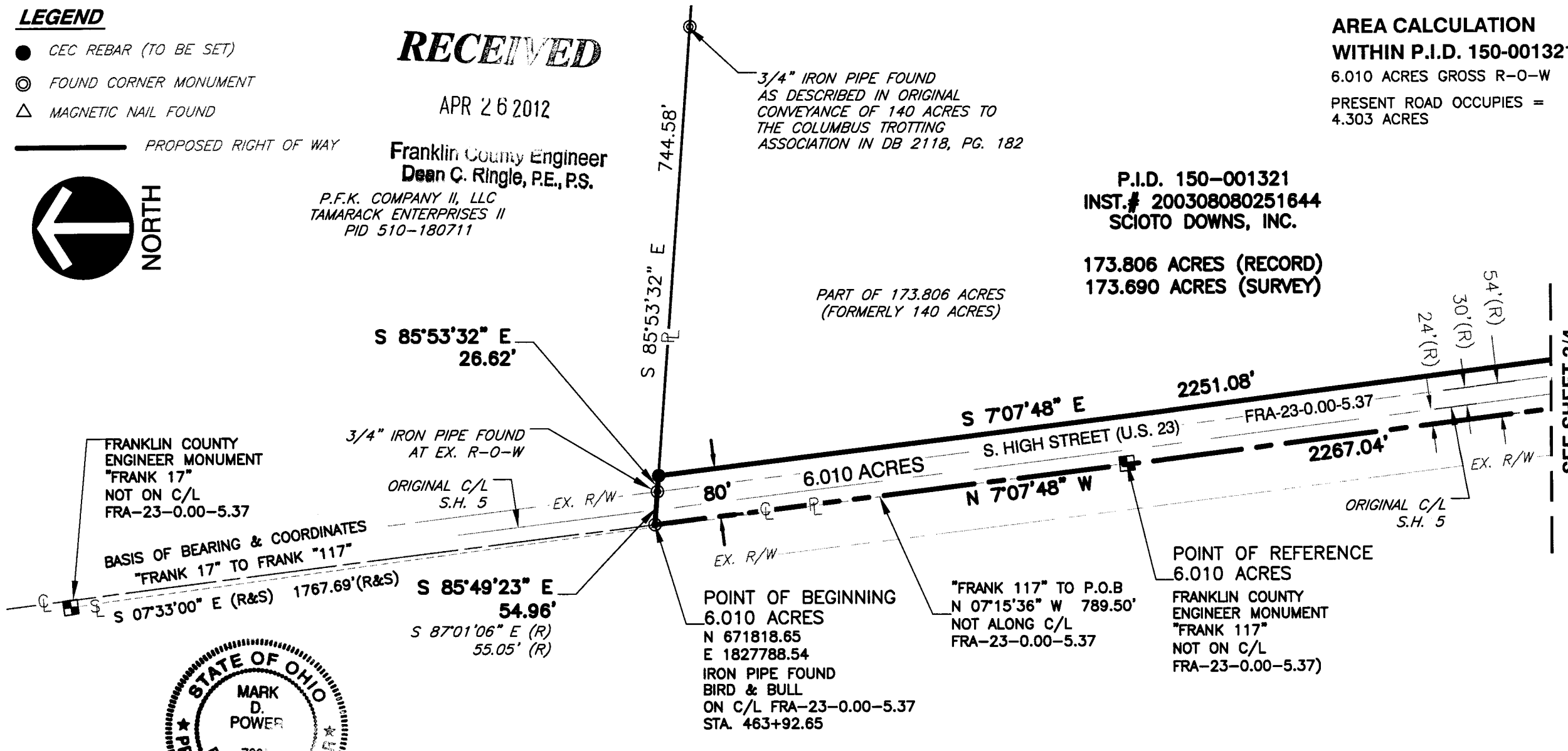
P.F.K. COMPANY II, LLC
TAMARACK ENTERPRISES II
PID 510-180711

**AREA CALCULATION
WITHIN P.I.D. 150-001321**
6.010 ACRES GROSS R-O-W
PRESENT ROAD OCCUPIES =
4.303 ACRES

P.I.D. 150-001321
INST. # 200308080251644
SCIOTO DOWNS, INC.

173.806 ACRES (RECORD)
173.690 ACRES (SURVEY)

PART OF 173.806 ACRES
(FORMERLY 140 ACRES)



FRANKLIN COUNTY
ENGINEER MONUMENT
"FRANK 17"
NOT ON C/L
FRA-23-0.00-5.37

BASIS OF BEARING & COORDINATES
"FRANK 17" TO FRANK "117"

3/4" IRON PIPE FOUND
AT EX. R-O-W

ORIGINAL C/L
S.H. 5

POINT OF BEGINNING
6.010 ACRES
N 671818.65
E 1827788.54
IRON PIPE FOUND
BIRD & BULL
ON C/L FRA-23-0.00-5.37
STA. 463+92.65

"FRANK 117" TO P.O.B
N 07°15'36" W 789.50'
NOT ALONG C/L
FRA-23-0.00-5.37

POINT OF REFERENCE
6.010 ACRES
FRANKLIN COUNTY
ENGINEER MONUMENT
"FRANK 117"
NOT ON C/L
FRA-23-0.00-5.37)



MDR 4/26/12

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
MARK D. POWER
REGISTERED LAND SURVEYOR NO.: S-7935



CEC
Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 - Columbus, OH 43240
614-540-6633 · 888-598-6808
www.cecinc.com

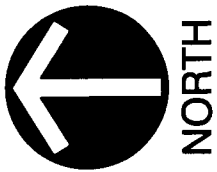
SOSH ARCHITECTS
SCIOTO DOWNS, INC.
SOUTH HIGH STREET
CITY OF COLUMBUS, OHIO

**RIGHT OF WAY
ACQUISITION**

DRAWN BY: MP	CHECKED BY: MP	APPROVED BY: MP	DRAWING NO.: 2/4
DATE: APRIL 26, 2012	DWG SCALE: 1"=200'	PROJECT NO: 111-462-0007	

P:\2011\111-462-Survey\Right of Way\111-462 ROM.dwg[2-BX1.f LS:(4/26/2012 - mpower) - LP: 4/26/2012 6:16 PM

SEE SHEET 3/4



R-O-W CURVE 1

RADIUS = 4830.65'
LENGTH = 504.98'
DELTA = 5°59'22"
CHD. BEAR. =
S 4°08'08" E
CHD. DIST. =
504.75'

PART OF 173.806 ACRES
(FORMERLY 140 ACRES)

P.I.D. 150-001321
INST. # 200308080251644
SCIOTO DOWNS, INC.

173.806 ACRES (RECORD)
173.690 ACRES (SURVEY)

R-O-W CURVE 2

RADIUS = 4830.65'
LENGTH = 352.89'
DELTA = 4°11'08"
CHD. BEAR. =
S 2°46'56" W
CHD. DIST. =
352.81'

PART OF 173.806 ACRES
(FORMERLY 33.888 ACRES)

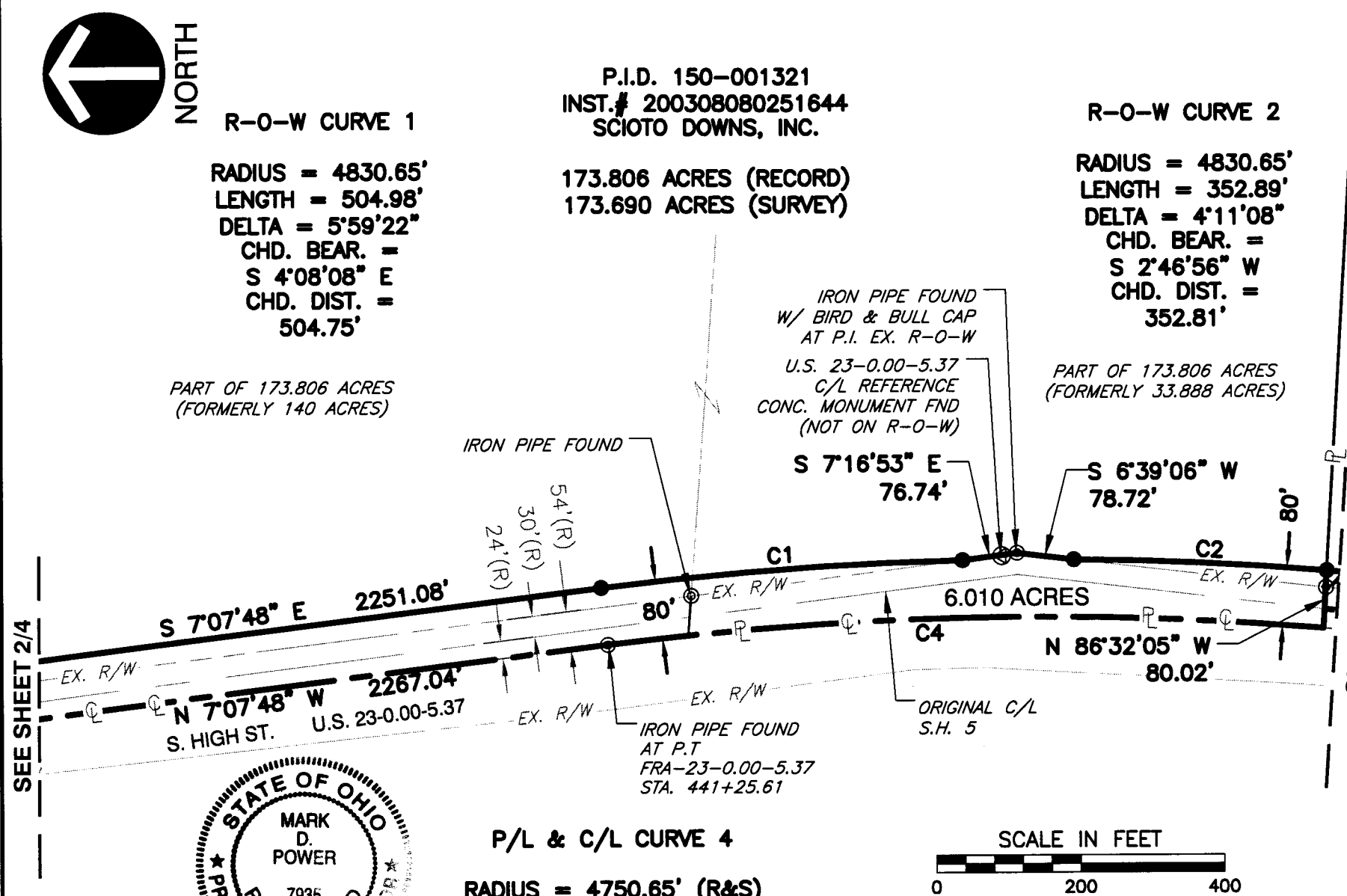
**AREA CALCULATION
WITHIN P.I.D. 150-001321**
6.010 ACRES GROSS R-O-W
PRESENT ROAD OCCUPIES =
4.303 ACRES

RECEIVED

APR 26 2012

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

P:\2011\111-462\Survey\Right of Way\111-462 ROW.dwg LS:(4/26/2012 - mpower) - LP: 4/26/2012 6:19 PM



SEE SHEET 4/4

SEE SHEET 2/4



P/L & C/L CURVE 4

RADIUS = 4750.65' (R&S)
LENGTH = 997.39' (S)
DELTA = 12°01'45" L (S)
CHD. BEAR. =
N 02°13'54" W (R)
N 01°06'56" W (S)
CHD. DIST. =
996.19' (R)
995.55' (S)

LEGEND

- CEC REBAR (TO BE SET)
- ⊙ FOUND CORNER MONUMENT
- △ MAGNETIC NAIL FOUND
- PROPOSED RIGHT OF WAY

Mark D. Power 4/26/12

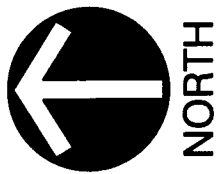
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
MARK D. POWER
REGISTERED LAND SURVEYOR NO.: S-7935

CEC
Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 - Columbus, OH 43240
614-540-6633 · 888-598-6808
www.cecinc.com

SOSH ARCHITECTS
SCIOTO DOWNS, INC.
SOUTH HIGH STREET
CITY OF COLUMBUS, OHIO

**RIGHT OF WAY
ACQUISITION**

DRAWN BY: MP	CHECKED BY: MP	APPROVED BY: MP	DRAWING NO.: 3/4
DATE: APRIL 26, 2012	DWG SCALE: 1"=200'	PROJECT NO: 111-462-0007	



P.I.D. 150-001247
 SCIOTO DOWNS, INC.
 TRACT II
 37.111 ACRES (RECORD)
 INST. # 20070402055939

EXCEPTING PARCEL 13WD
 1.377 ACRES (R)

**AREA CALCULATION
 WITHIN P.I.D. 150-001247**
 0.671 ACRES GROSS R-O-W
 PRESENT ROAD OCCUPIES =
 0.393 ACRES

LEGEND
 ● CEC REBAR (TO BE SET)
 ⊙ FOUND CORNER MONUMENT
 △ MAGNETIC NAIL FOUND
 _____ PROPOSED RIGHT OF WAY

RECEIVED

APR 26 2012

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

POINT OF REFERENCE
 0.671 ACRES
 INT FRA-23-0.00-5.37
 STA. 426+04.02
 LONDON-GROVEPORT ROAD
 (FRA 317-0.00)
 STA. 0+00
 N 668,052.96 BY SURVEY
 E 1,828,030.76 BY SURVEY
 NO MONUMENTATION FOUND



SEE SHEET 3/4

S 86°32'05" E
 53.74' (S)

IRON PIPE
 FOUND W/ CAP

CONC. MON. FOUND

SPIKE SET IN PAVEMENT

N 86°28'53" W
 56.08'

POINT OF BEGINNING
 0.671 ACRES

S 86°28'53" E
 24.04'

ORIGINAL C/L
 S.H. 5

EX. HWY. ESMT.
 D.B. 1649, PG. 135

(2) IRON PINS FOUND NEAR P.C
 FRA-23-0.00-5.37 STA. 429+81.39
 CONC. MON. FOUND

EX. R/W

ORIGINAL C/L
 S.H. 5

POINT OF REFERENCE
 0.671 ACRES

U.S. 23-0.00-5.37

R-O-W CURVE 3

RADIUS = 4830.65'
 LENGTH = 150.48'
 DELTA = 1°47'05"
 CHD. BEAR. =
 S 5°46'04" W
 CHD. DIST. =
 150.47'

Mark D. Power
 CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 MARK D. POWER
 REGISTERED LAND SURVEYOR NO.: S-7935



Civil & Environmental Consultants, Inc.
 8740 Orion Place, Suite 100 - Columbus, OH 43240
 614-540-6633 · 888-598-6808
 www.cecinc.com

SOSH ARCHITECTS
 SCIOTO DOWNS, INC.
 SOUTH HIGH STREET
 CITY OF COLUMBUS, OHIO

**RIGHT OF WAY
 ACQUISITION**

DRAWN BY: MP	CHECKED BY: MP	APPROVED BY: MP	DRAWING NO.: 4/4
DATE: APRIL 26, 2012	DWG SCALE: 1"=200'	PROJECT NO: 111-462-0007	

P:\2011\111-462\Survey\Right of Way\111-462 ROW.dwg(4-BX14) LS:(4/26/2012 6:26 PM) - LP: 4/26/2012 6:26 PM