

PID: 186-000185
 CENTER POINT CAPITAL LLC
 158.591 ACRES (ORIGINAL)
 INSTRUMENT NUMBERS
 200312310406645 (1/2 INTEREST)
 200312310406644 (1/2 INTEREST)

FAIRCHILD ESTATES
 SECTION 4
 P.B. 87, PAGE 67

BIXBY GROVE
 SECTION 2, PHASE 1
 P. B. 105, PAGE 11

PID: 186-000189
 MARONDA HOMES, INC. OF OHIO
 19.893 ACRES
 INSTRUMENT NUMBER
 200411100258640

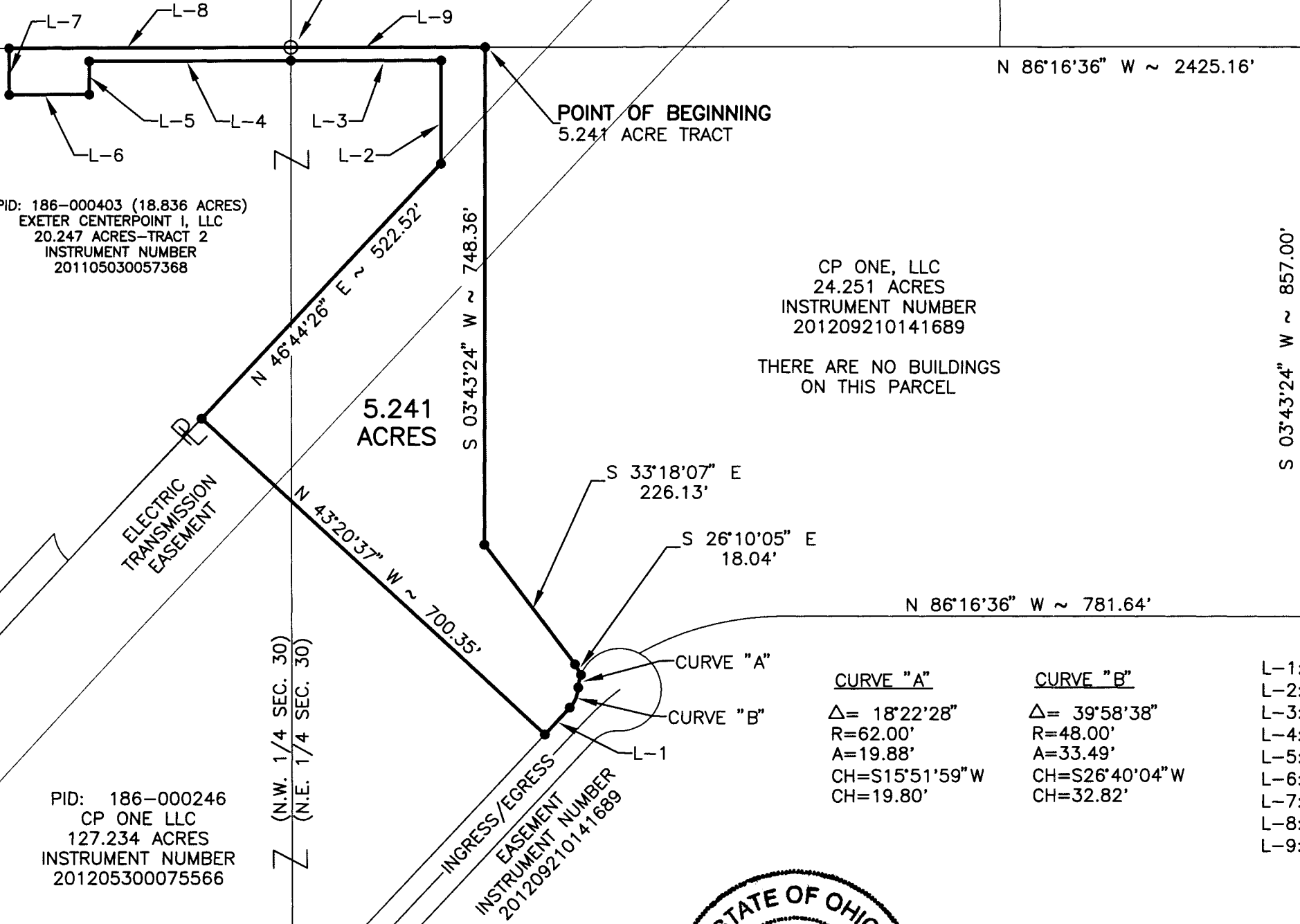
PID: 186-000403 (18.836 ACRES)
 EXETER CENTERPOINT I, LLC
 20.247 ACRES-TRACT 2
 INSTRUMENT NUMBER
 201105030057368

CP ONE, LLC
 24.251 ACRES
 INSTRUMENT NUMBER
 201209210141689

PID: 186-000186
 CP ONE LLC
 127.234 ACRES
 INSTRUMENT NUMBER
 201205300075566

PID: 186-000246
 CP ONE LLC
 127.234 ACRES
 INSTRUMENT NUMBER
 201205300075566

Y:\40031.45 - CP V & STREET SURVEY W-DWG\WEST POND - LOT SPLIT EXHIBIT.DWG



(SEC. NO. 19)
 (SEC. NO. 30)

LEGEND
 ☒ = FRANKLIN COUNTY MONUMENT
 ○ = IRON PIN FOUND
 ● = IRON PIN SET (5/8" REBAR, 30" LONG WITH PLASTIC CAP STAMPED "BRH GROUP".

COMMENCEMENT
 FCGS 4473

THERE ARE NO BUILDINGS
 ON THIS PARCEL

RECEIVED

OCT 01 2012

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

LINE DATA

| | | |
|--|--|---|
| CURVE "A" $\Delta = 18^\circ 22' 28''$ $R = 62.00'$ $A = 19.88'$ $CH = S15^\circ 51' 59'' W$ $CH = 19.80'$ | CURVE "B" $\Delta = 39^\circ 58' 38''$ $R = 48.00'$ $A = 33.49'$ $CH = S26^\circ 40' 04'' W$ $CH = 32.82'$ | L-1: S46°39'23"W - 55.00' L-2: N03°43'24"E - 155.30' L-3: N86°16'36"W - 223.95' L-4: N86°20'05"W - 300.26' L-5: S03°39'55"W - 50.00' L-6: N86°20'05"W - 120.00' L-7: N03°39'55"E - 70.00' L-8: S86°20'05"E - 420.23' L-9: S86°16'36"E - 289.55' |
|--|--|---|

**5.241 ACRE TRACT
 COMPRISED OF:**
 0.742 ACRE OUT OF TAX
 PARCEL 186-000246
 AND
 4.499 ACRES OUT OF TAX
 PARCEL 186-000186

BASIS OF BEARINGS

BEARINGS ARE BASED ON NORTH 86°16'36" WEST, ALONG THE NORTHERLY LINE OF SAID 127.234 ACRE TRACT AS DESCRIBED IN THE DEED TO CP ONE LLC, OF RECORD IN INSTRUMENT NUMBER 201205300075566, ON FILE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.



THE FOREGOING PLAT WAS PREPARED BY BRH GROUP, INC. FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN AUGUST 2012. UNDER THE DIRECT SUPERVISION OF JOHN L. PRICE, REGISTERED PROFESSIONAL SURVEYOR NO. 7159.

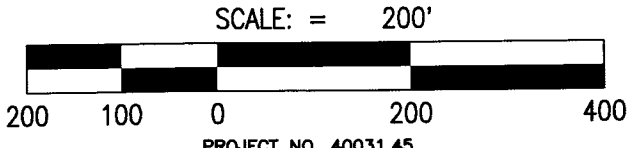
John L. Price 09/26/2012
 JOHN L. PRICE,
 PROFESSIONAL SURVEYOR No. 7159



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LOT SPLIT SURVEY

VILLAGE OF OBETZ, OHIO



SCALE: 1" = 200' 09/26/2012