

REFERENCE POINT OF BEGINNING OF 7.553 ACRE & 32.374 ACRE TRACTS

OLD COACH ROAD

CLEVELAND AVENUE

COLLEGEVIEW ROAD ~ 60'

COOPER ROAD ~ 60'

OTTERBEIN UNIVERSITY TRACT II - 15.817 AC. INSTR. 201301030001326 P.N. 080-011578

OTTERBEIN UNIVERSITY TRACT I - 9.906 AC. INSTR. 201301030001326 P.N. 080-011577

Δ = 89' 52' 29" R = 15.00' L = 23.53' Ch = 21.19' N48° 21' 58"E

Δ = 33' 09' 18" R = 377.25' L = 218.30' Ch = 215.27' N76° 42' 15"E

CITY OF WESTERVILLE 4.895 AC. O.R. 29770, PG. D 07

COOPER ROAD ~ 60'

Δ = 35° 45' 46" R = 317.25' L = 198.02' Ch = 194.82' N78° 00' 29"E

Δ = 90° 00' 00" R = 317.25' L = 498.34' Ch = 448.66' S39° 06' 38"E

S-K WESTERVILLE OPPORTUNITY II, LLC 0.718 AC. INSTR. 201709060123892 P.N. 080-011782

THE TIMBERS, LLC 13.252 AC. INSTR. 201806290086819 P.N. 080-011821

32.374 ACRES

RSTLNE, LLC ORIG. 95.105 AC. (30.927 AC. BY RECENT SURVEY) INSTR. 200411120260443 P.N. 080-003191

Δ = 88° 05' 22" R = 105.00' L = 161.43' Ch = 146.00' N49° 56' 23"E

3/4" I.D. Iron Pipe Set

N05° 53' 42"E 185.91'

3/4" I.D. Iron Pipe Set

S86° 00' 56"E 111.69'

3/4" I.D. Iron Pipe Set

N03° 51' 42"E 358.35'

3/4" I.D. Iron Pipe Set

7.553 ACRES

S-K WESTERVILLE OPPORTUNITY II, LLC 6.741 AC. INSTR. 201708080109348 P.N. 080-011781

Δ = 90° 01' 59" R = 20.00' L = 31.43' Ch = 28.29' S50° 54' 28"W

N08° 22' 52"W 80.67'

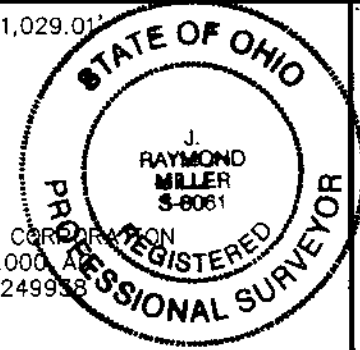
TRUE PLACE OF BEGINNING OF 32.374 AC. TRACT

TRUE PLACE OF BEGINNING OF 7.553 AC. TRACT

N86° 23' 15"W 959.14' S86° 23' 15"E 1,029.01'

COUNTY OF FRANKLIN 1.213 AC. PARCEL 12-WD D.B.3322, PG. 34

BANC-ONE MANAGEMENT CORPORATION PARCEL TWO - 10.000 AC. INSTR. 199810010249938



BANC-ONE MANAGEMENT CORPORATION PARCEL ONE - ORIG. 47.629 AC. INSTR. 199810010249938

Basis of bearings is the centerline of Cleveland Avenue, being N 03° 25' 57" E, and was derived from VRS observations referencing monument. PID designation of COLB (Computed using GEIOD09) and all other bearings are based upon this observation. All iron pipes called out as set are 30" in length with a plastic cap stamped "BIRD & BULL, INC.".

Jay R. Miller Ohio Surveyor No. 8061

6/18/2019 Date:

— 3/4" I.D. Iron Pipe found unless otherwise noted.

Bird+Bull logo and contact information: 3500 Snouffer Rd., Ste.225 Columbus, Ohio 43235 Ph: (614) 761-1661 Fax: (614) 761-1328 WWW.BIRDBULL.COM

OTTERBEIN UNIVERSITY WESTERVILLE, OHIO LOT SPLIT EXHIBIT SOUTH OF COOPER ROAD, EAST OF CLEVELAND AVENUE 32.371 AC. & 7.557 AC. IN QTR. SEC 2, T. 2 N., R. 17 W., U.S.M.L. SCALE: 1" = 200' JOB NO. 18-179 DWN:JRM CKD: JRM DATE:6/18/2019

RECEIVED JUN 19 2019