

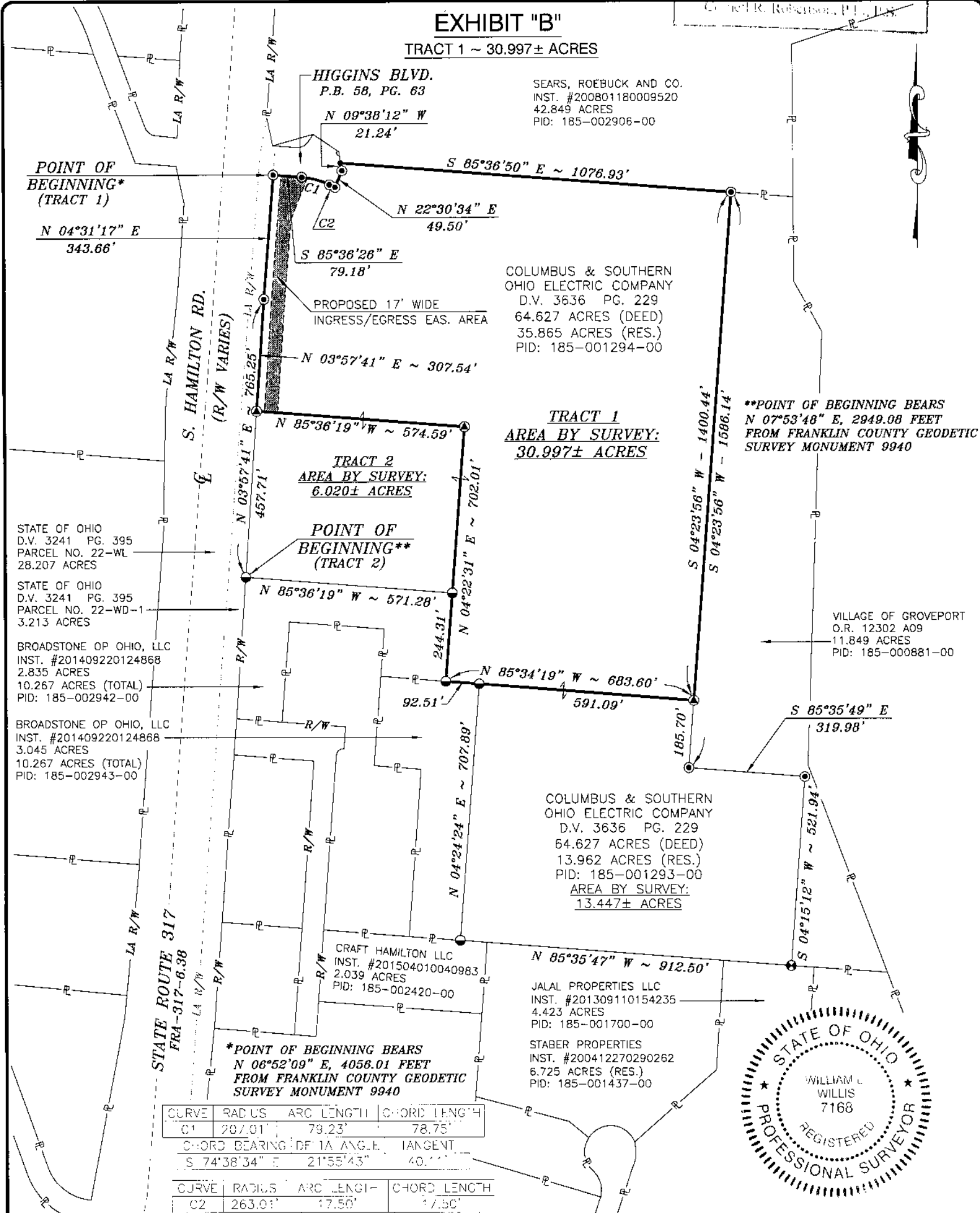
RECEIVED

E-3-F
K-Y-D
L-2-A

Franklin County Recorder
C. Robert R. Robertson, P.L., D.S.

EXHIBIT "B"

TRACT 1 ~ 30.997± ACRES



STATE OF OHIO
D.V. 3241 PG. 395
PARCEL NO. 22-WL
28.207 ACRES

STATE OF OHIO
D.V. 3241 PG. 395
PARCEL NO. 22-WD-1
3.213 ACRES

BROADSTONE OP OHIO, LLC
INST. #201409220124868
2.835 ACRES
10.267 ACRES (TOTAL)
PID: 185-002942-00

BROADSTONE OP OHIO, LLC
INST. #201409220124868
3.045 ACRES
10.267 ACRES (TOTAL)
PID: 185-002943-00

SEARS, ROEBUCK AND CO.
INST. #200801180009520
42.849 ACRES
PID: 185-002906-00

COLUMBUS & SOUTHERN
OHIO ELECTRIC COMPANY
D.V. 3636 PG. 229
64.627 ACRES (DEED)
35.865 ACRES (RES.)
PID: 185-001294-00

TRACT 1
AREA BY SURVEY:
30.997± ACRES

TRACT 2
AREA BY SURVEY:
6.020± ACRES

**POINT OF BEGINNING BEARS
N 07°53'48" E, 2949.08 FEET
FROM FRANKLIN COUNTY GEODETIC
SURVEY MONUMENT 9940

VILLAGE OF GROVEPORT
O.R. 12302 A09
11.849 ACRES
PID: 185-000881-00

COLUMBUS & SOUTHERN
OHIO ELECTRIC COMPANY
D.V. 3636 PG. 229
64.627 ACRES (DEED)
13.962 ACRES (RES.)
PID: 185-001293-00
AREA BY SURVEY:
13.447± ACRES

CRAFT HAMILTON LLC
INST. #201504010040983
2.039 ACRES
PID: 185-002420-00

JALAL PROPERTIES LLC
INST. #201309110154235
4.423 ACRES
PID: 185-001700-00

STABER PROPERTIES
INST. #200412270290262
6.725 ACRES (RES.)
PID: 185-001437-00

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	207.01'	79.23'	78.75'

CHORD BEARING	DELTA ANGLE	TANGENT
S 74°38'34" E	21°55'43"	40.11'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C2	263.03'	17.50'	17.50'

CHORD BEARING	DELTA ANGLE	TANGENT
S 65°32'16" E	03°48'43"	8.75'

NOTES:

SUBJECT TO ALL LEGAL STREETS, HIGHWAYS, RIGHT-OF-WAYS, ALLEYS, EASEMENTS, AGREEMENTS AND/OR CONDITIONS OF RECORD, IF ANY.

LEGEND

- 3/4" INSIDE DIAMETER IRON PIPE, CAPPED "HOCKADEN", FOUND
- ⊙ 3/4" INSIDE DIAMETER IRON PIPE, FOUND
- ⊕ 3/4" INSIDE DIAMETER IRON PIPE, CAPPED "BIRD & BULL", FOUND
- ⦿ 5/8" REBAR AND CAP STAMPED "CENTRAL SURV. CO., LTD" SET IN CONCRETE
- MAG NAIL, FOUND

SITUATE:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVEPORT, SECTION 16, TOWNSHIP 11, RANGE 21, CONGRESS LANDS, AND BEING PART OF A 64.627 ACRE TRACT OF LAND CONVEYED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, AS RECORDED IN DEED VOLUME 3636, PAGE 229. ALL REFERENCES CONTAINED HEREIN ARE TO THE FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), OHIO SOUTH ZONE, SHOWING THE NORTH LINE OF SAID 64.627 ACRE COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY TRACT AS BEING S 85°36'50" E.



CENTRAL SURVEYING CO., LTD.

William L. Willis

WILLIAM L. WILLIS, P.S. #7168 02/20/2019

0' 300' 600' 900'



SCALE IN FEET
SCALE: 1 INCH = 300 FEET

CENTRAL SURVEYING CO., LTD.
7563 East Main Street
Reynoldsburg, Ohio 43068

FOR: OHIO POWER COMPANY
BOUNDARY SURVEY - 30.997± ACRES

Drawn By: DS Checked By: WW

Scale: 1"=300' Date: 08/22/18

File Name: OPC201813-BOUNDARY Drawing Number:

Revisions: 02/20/19 2018-0813