

LEGAL DESCRIPTION

2.77 +/- acres

5505 Hyde Park Drive

Hilliard, Ohio 43026

PID: 050 – 004194

Situated in the State of Ohio, County of Franklin, and in the City of Hilliard, formerly in the Village of Hilliard, formerly in the Township of Norwich, V.M.S. 2417, being part of a 40-acre tract conveyed to Manual and William Tzagournis by Deed Book 2760, page 101, and being more particularly described as follows:

Beginning at a one-inch diameter iron pin found at the centerline intersection of Tinapple Road with Frazell Road (40 feet wide);

thence, with the centerline of Frazell Road, South 80° 00' 00" West, a distance of 27.30 feet to a railroad spike set at the northeast corner of said 40-acre tract and at the northwest corner of a 9.55-acre tract conveyed to Herbert George Seiple Jr. by Deed Book 3440, page 14, said spike also at the True Point of Beginning:

thence, continuing with the centerline of Frazell Road, South 80° 00' 00" West, 250.00 feet to a railroad spike set;

thence, with a new line across said 40-acre tract, South 1° 00' 50" West, passing an iron pin and cap set at 22.90 feet, a distance of 1029.81 feet to an iron pin and cap set in the north line of a 90.17-acre tract conveyed to Ada Bohlen by Official Record 10523 J03;

thence, with the north line of said 90.17-acre tract, North 83° 16' 25" East, a distance of 250.00 feet to a ½-inch diameter iron pipe found at the northeast corner of said 90.17-acre tract and in the west line of said 9.55-acre tract;

thence, with the west line of said 9.55-acre tract, North 0° 53' 10" East, a distance of 1043.90 feet returning to the True Point of Beginning, CONTAINING 5.870 ACRES, more or less.

Bearings are based on the centerline of Frazell Road as described in Deed Book 2760, page 101.

All iron pins set are 5/8-inch diameter rebar with yellow plastic caps stamped "Cottrill #6858."

This description is based on a field survey performed April 23, 1988, by James R. Cottrill, Registered Surveyor #6858.

ALSO: Situated in the State of Ohio, County of Franklin, and City of Hilliard, in the Virginia Military Survey No. 2417, and being a cemetery established in 1868 as Hiser-Holland-Merch-Sands Society Cemetery and said cemetery being bounded and described as follows:

BEGINNING, for reference, at a one-inch diameter iron pin found at the intersection of the centerline of Tinapple Road with the centerline of Frazell Road (40 feet wide);

thence, South 80° 00' 00" West along the centerline of Frazell Road a distance of 27.30 feet to a railroad spike found at the northeast corner of said 5.870-acre tract and at the Northwest corner of a 9.55-acre tract of land conveyed to The Borrer Corporation by deed of record in Official Record 14601, Page I-14, Recorder's Office, Franklin County, Ohio;

thence, South 0° 53' 10" West along a portion of the east line of said 5.870-acre tract and along a portion of the west line of said 9.55-acre tract a distance of 20.37 feet to a point in the south right-of-way line of Frazell Road and at the true place of beginning of the cemetery herein intended to be described;

thence, continuing South 0° 53' 10" West along a portion of the east line of said 5.870-acre tract and along a portion of the west line of said 9.55-acre tract a distance of 14.89 feet to a point;

thence, South 80° 00' 00" West parallel with the centerline of Frazell Road and parallel with the north line of said 5.870-acre tract a distance of 14.89 feet to a point;

thence North 0° 53' 10" East parallel with the east line of said 5.870-acre tract and parallel with the west line of said 9.55-acre tract a distance of 14.89 feet to a point in the south right-of-way line of Frazell Road;

thence, North 80° 00' 00" East along the south right-of-way line of Frazell Road and parallel with and 20.00 feet southerly by perpendicular measurement from the centerline of Frazell Road and from the north line of said 5.870-acre tract a distance of 14.89 feet to the true place of beginning; CONTAINING 0.005 ACRE OF LAND, more or less, and being subject to all easements and restrictions of record.

EXCEPTING THEREFROM, THE 2.870-ACRE TRACT DEEDED TO THE CITY OF HILLIARD IN OFFICIAL RECORD 27334 b18, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, MORE FULLY DESCRIBED AS FOLLOWS:

Description of 2.870 Acres

Situated in the State of Ohio, Franklin County, City of Hilliard, V.M.S. 2417 and being part of a 5.870-acre tract conveyed to Calvary Assembly of God Church by Official Record 11692 E04 and being more particularly described as follows:

Beginning at a one-inch diameter iron pin found at the centerline intersection of Tinapple Road with Frazell Road (40 feet wide);

thence, with the centerline of Frazell Road South 80° 00' 00" West, passing a railroad spike found at 27.30 feet, a total distance of 277.30 feet to a railroad spike found in said centerline at the Northwest corner of said 5.870-acre tract;

thence, with the West line of said 5.870-acre tract and the East line of Westbrier Section One as recorded in Plat Book 78, Page 5 South 1° 00' 50" West, passing an iron pin and cap previously set at 22.90 feet, a total distance of 531.15 feet to an iron pin and cap set at the true point of beginning;

thence, with a new line across said 5.870-acre tract North 80° 00' 00" East a distance of 251.20 feet to an iron pin and cap set in the West line of Hyde Park at Hilliard as recorded in Plat Book 77, Page 14;

thence, with said West line South 00° 53' 10" West a distance of 512.98 feet to a ½-inch iron pipe found being the Northeast corner of Brookfield Village as recorded in Plat Book 73, Page 26;

thence, with the North line of said Brookfield Village South 83° 16' 25" West a distance of 250.00 feet to an iron pin and cap previously set at the Southwest corner of said 5.870-acre tract;

thence, with the West line of said tract North 1° 00' 50" East a distance of 698.66 feet returning to the true point of beginning containing 2.870 acres, more or less.

Bearings are based on the centerline of Frazell Road (South 80° 00' 00" West) as described in Official Record 11692 E04.

All iron pins set are 5/8-inch diameter rebar with yellow plastic caps stamped "Cottrill 5858."

This description is based on a field survey performed August 5, 1994 by James R. Cottrill, Registered Surveyor #6858.

EXCEPTING THEREFROM, THE 0.230-ACRE TRACT DEEDED TO THE CITY OF HILLIARD IN OFFICIAL RECORD 11692 E04, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, MORE FULLY DESCRIBED AS FOLLOWS:

Description of 0.230 Acre

Situated in the State of Ohio, County of Franklin, City of Hilliard, located in Virginia Military Survey No. 2417, and being part of a 5.870-acre tract conveyed to Calvary Assembly of God Church (Official Record 11692 E04), and being more particularly described as follows:

Beginning, for reference, at a railroad spike found in the centerline of Frazell Road marking the intersection of said centerline with the centerline of Tinapple Road;

thence, South 80° 00' 00" West 27.30 feet, along the centerline of Frazell Road, to a railroad spike found marking the northeast corner of said 5.870-acre tract and the northwest corner of Hyde Park at Hilliard Section 2 Subdivision as shown and delineated in Plat Book 77, Page 44, Franklin County Recorder's Office, and being the PRINCIPAL PLACE OF BEGINNING of the herein described tract;

thence, South 00° 53' 10" West 40.73 feet, along the east line of said 5.870-acre tract and the west line of Hyde park at Hilliard Section 2, to an iron pin set;

thence, South 80° 00' 00" West 250.09 feet, across and parallel with the centerline of Frazell Road, to an iron pin set in the west line of said 5.870-acre tract and east line of Westbriar Section One as shown and delineated in Plat Book 74, Page 91, Franklin County Recorder's Office;

thence, North 1° 00' 50" East 40.75 feet, along the west line of said 5.870-acre tract and the east line of said Westbriar Section One, to a railroad spike found in the centerline of Frazell Road marking the northwest corner of said 5.870-acre tract and east line of said Westbriar Section One;

thence, North 80° 00' 00" East 250.00 feet, along the centerline of Frazell Road, to the principal place of beginning containing 0.230 acre, more or less, and being subject to all easements, restrictions, and rights-of-way of record, if any.

Basis of bearings from Official Record 11692 E04, based on the centerline of Frazell Road (South 80° 00' 00" West). All reference deeds on file at Franklin County Recorder's Office, Columbus, Ohio. A survey of the above described premises was done by R.T. Patridge and Associates in October, 1995. All iron pins set are capped PATRIDGE SURVEYING.