

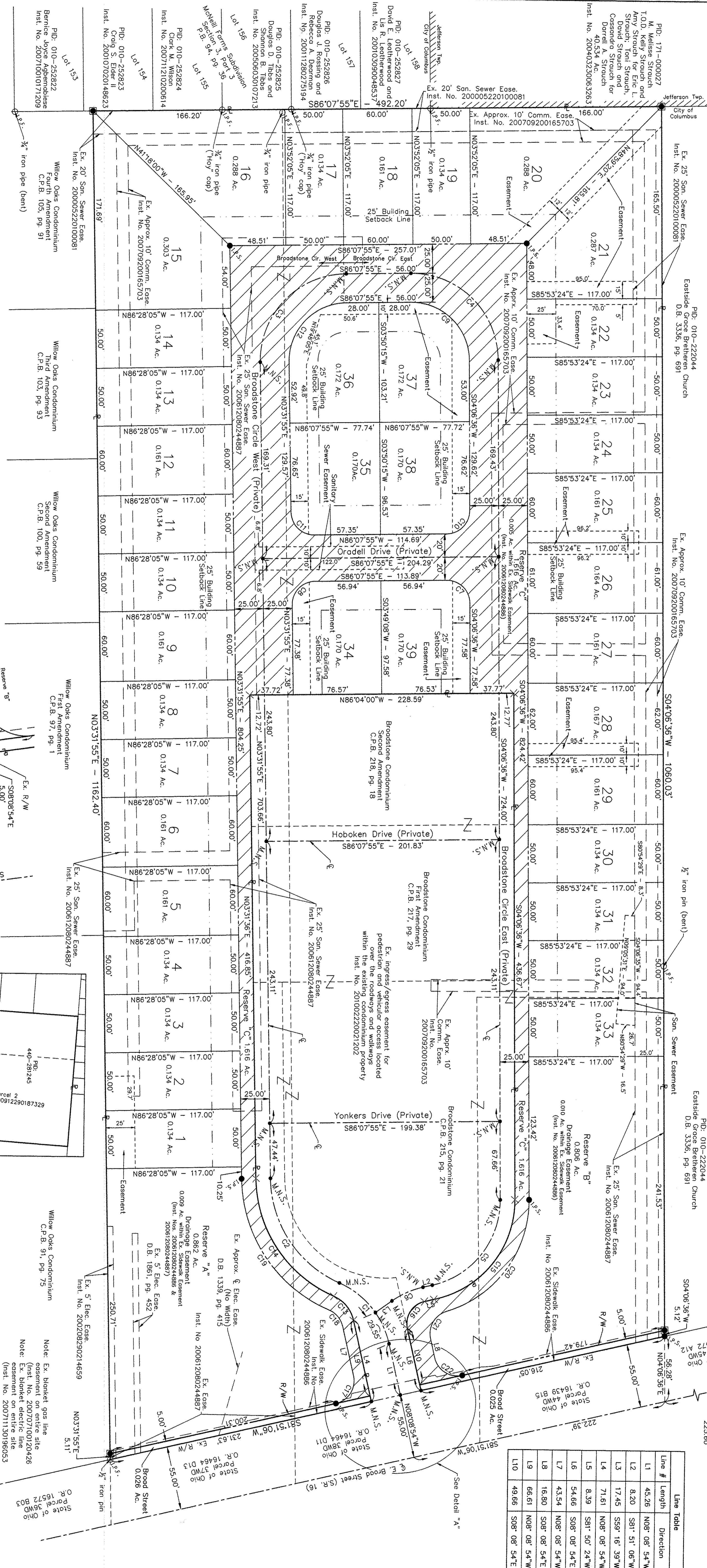
ACREAGE BREAKDOWN - The plot of Broadstone is comprised of the following Franklin County Parcel Numbers with the acreage being plotted out of each.

Parcel Number 440-281245 8.714 Ac.  
Parcel Number 440-283218 0.983 Ac.  
Total Acreage 9.697 Ac.

Acres in Lots 6.362 Ac.  
Acres in Reserves 3.284 Ac.  
Acres in Right-of-Way 0.051 Ac.

Situated in the State of Ohio, County of Franklin, City of Columbus, being a part of Quarter Township 4, Township 1, Range 16, United States Military District

# BROADSTONE

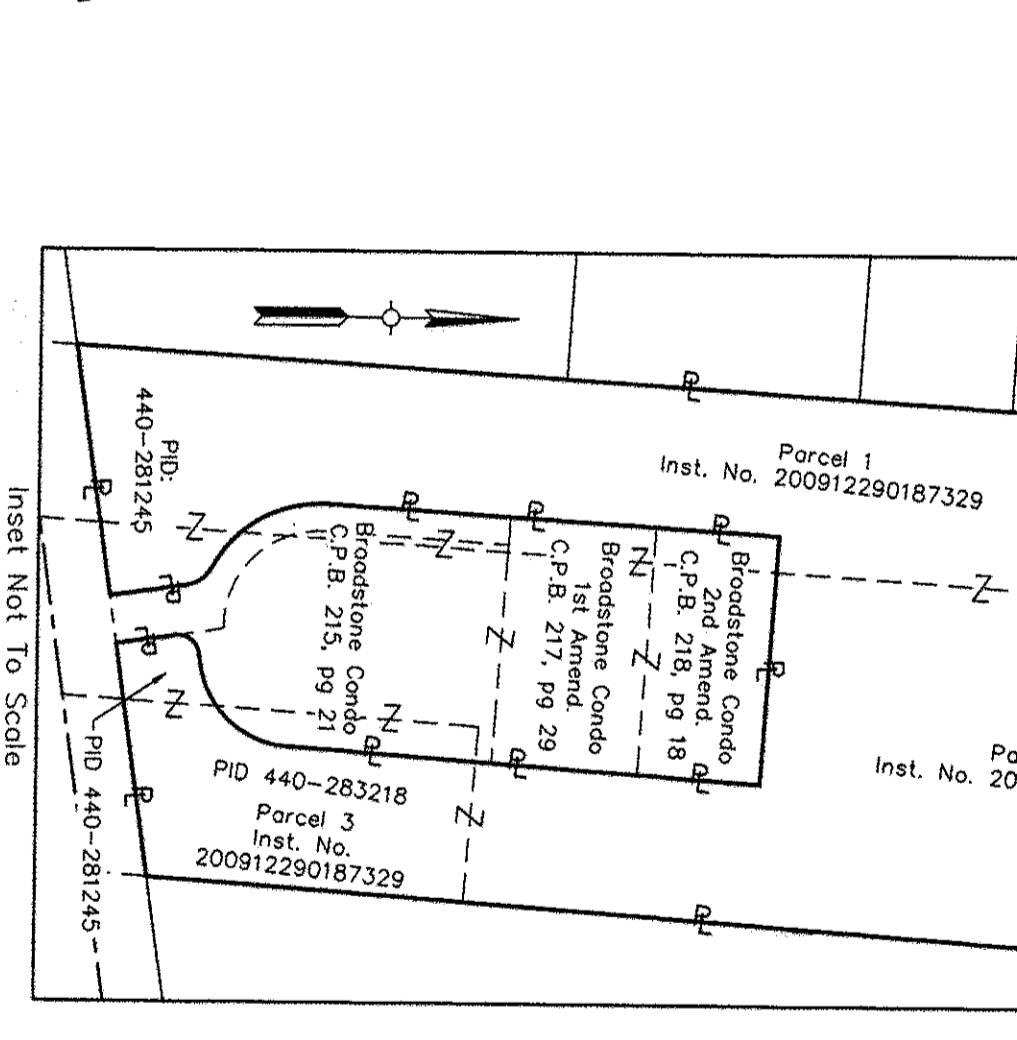
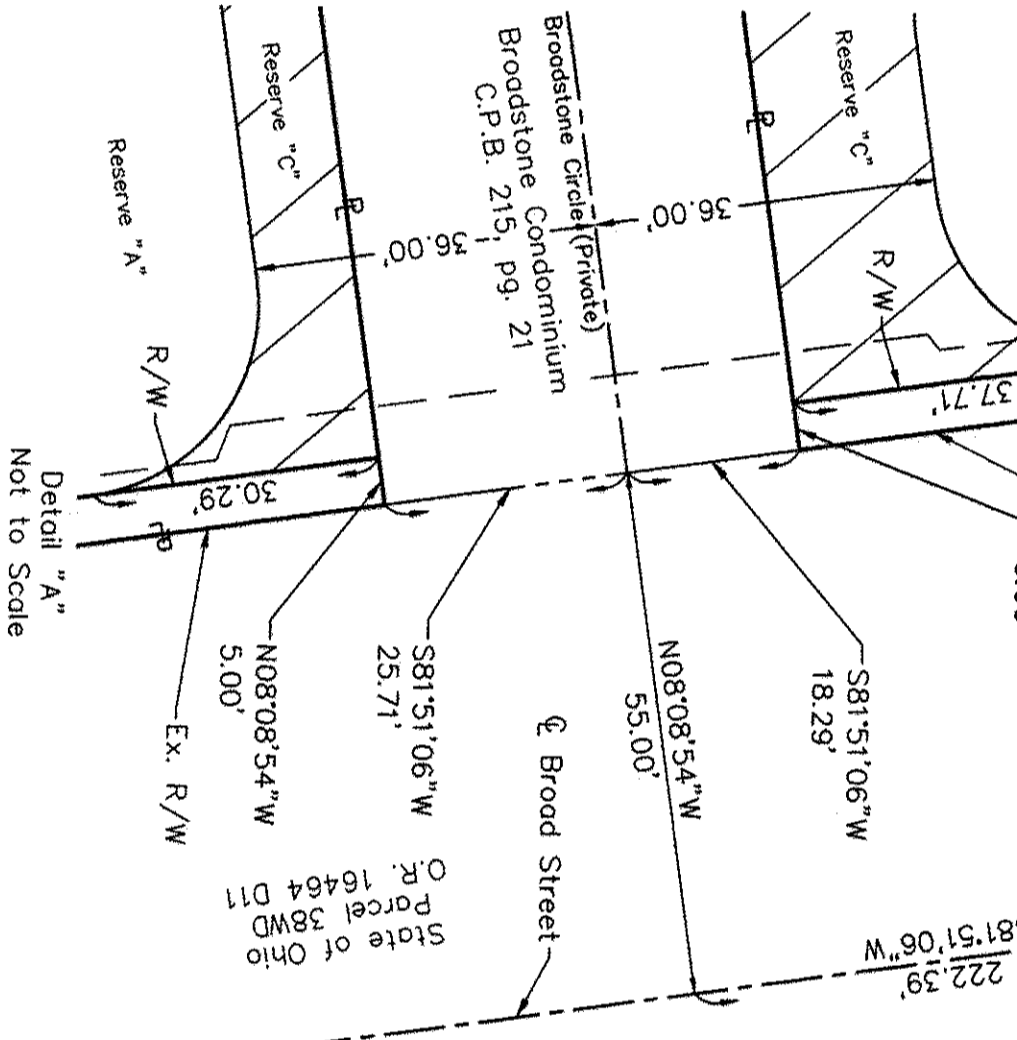


**Curve Table**

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	70.44	75.00	053°48'35"	67.88'	N35°03'12"W
C2	114.30	100.00	065°29'24"	108.18'	N28°12'47"W
C3	118.25	75.00	090°20'10"	106.38'	N48°42'00"E
C4	118.13	75.00	090°14'31"	106.29'	S41°00'40"E
C5	101.76	75.00	077°44'30"	94.14'	S42°58'51"W
C6	29.55	75.00	022°34'28"	29.36'	S70°33'53"W
C7	31.50	20.00	090°14'31"	28.34'	S41°00'40"E
C8	31.53	20.00	090°20'10"	28.37'	N48°42'00"E
C9	78.75	50.00	090°14'31"	70.86'	S41°00'40"E
C10	31.33	20.00	089°45'29"	28.22'	S48°59'20"W
C11	31.30	20.00	089°39'50"	28.20'	N41°18'00"W

**Curve Table**

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C12	78.83	50.00	090°20'10"	70.92'	N48°42'00"E
C13	28.02	29.73	053°59'27"	26.99'	N35°08'38"W
C14	128.93	112.50	065°39'57"	121.99'	N29°18'23"W
C15	120.23	87.52	078°42'28"	110.97'	S43°27'50"W
C16	30.63	19.50	089°39'18"	27.57'	S36°50'45"W
C17	31.42	20.00	090°00'00"	28.28'	N36°51'06"E
C18	19.00	20.00	054°26'12"	18.30'	N35°22'00"W
C19	144.25	125.00	066°07'01"	136.37'	N29°31'36"W
C20	128.48	100.00	073°36'47"	119.82'	S40°54'59"W
C21	29.97	20.00	085°52'17"	27.25'	S34°47'14"W
C22	31.42	20.00	090°00'00"	28.28'	S53°08'54"E



**BROADSTONE FINAL PLAT**

Surveyed and Platted By:  
**STRUCPTUREPOINT**  
2550 CORPORATE EXCHANGE DR  
SUITITE 300  
COLUMBUS, OHIO 43231-7828  
TEL: 614.901.2225 FAX: 614.801.2236  
www.structurepoint.com

**Legend**

⊙ I.P.F. Monument Found (see notations)  
X Reference chiseled "x" in curb  
● I.P.S. Iron pin set w/ American Structuralpoint 8/38 Cop  
• M.N.S. MAG Nail Set  
• Permanent Monument Set (1"x30" solid iron rod)

**BASIS OF BEARINGS**

The bearings described herein (S 81°51'06" W for the C.I. of E. Broad Street) are based on Old North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (NAD83) 1996 Adjustment, as established utilizing a GPS survey and NGS OPUS solution.

**Line Table**

Line #	Length	Direction
L1	45.26	N08°08'54"W
L2	8.20	S81°51'06"W
L3	17.45	S59°16'39"W
L4	71.61	N08°08'54"W
L5	8.39	S81°50'24"W
L6	54.66	S08°08'54"E
L7	43.54	S08°08'54"E
L8	16.80	S08°08'54"E
L9	66.61	N08°08'54"W
L10	49.66	S08°08'54"E

**Other Notes:**

- Note: Ex. blanket gas line (from front 200' entire site)
- Note: Ex. blanket electric (on entire site)
- Note: Ex. blanket electric (on entire site) (Inst. No. 200711130196053)

**Scale:** 1"=40'