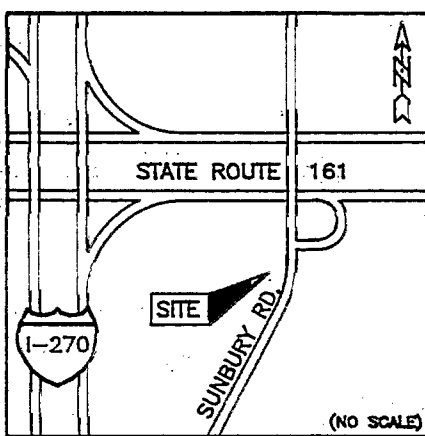


# ALTA/ACSM LAND TITLE SURVEY

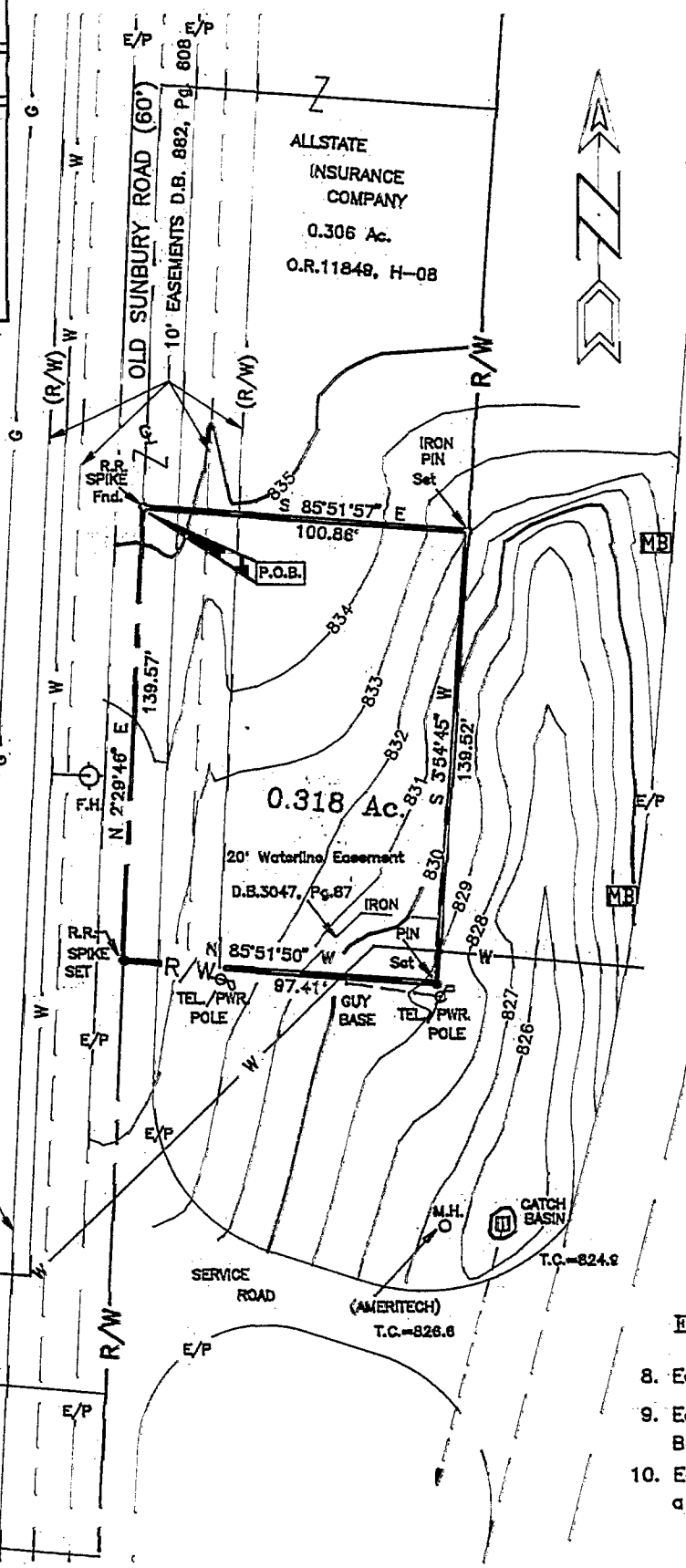


COLUMBUS, OHIO VICINITY MAP

ALLSTATE INSURANCE COMPANY  
80.513 Ac.  
O.R. 10545, A-09

20' EASEMENT D.B. 3777, Pg.442

OHIO FUEL GAS CO.  
0.093 Ac.  
D.B.2175, P.357



## DESCRIPTION OF 0.318 ACRES OF LAND

Situated in the State of Ohio, County of Franklin, City of Columbus, and being located in Section 4, Township 2 North, Range 17 West, United States Military Lands, and being part of that tract of land conveyed to D. A. Lalama in Deed Book 3601, Page 247 and Official Record 12921, A-01 at the Franklin County Recorder's Office, and being bounded by and described as follows:

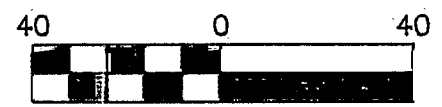
Beginning at an iron spike found in the centerline of Old Sunbury Road (60.00 feet-wide), said spike marking the northwesterly corner of said original Lalama tract, and said spike also being 190.86 feet left of the centerline station 20+14.90 T (tangent of spiral curve) of Sunbury Road (relocated) per the highway improvement plans FRA-161-16.24, available at the Franklin County Engineer's Office;

thence South 85°51'57" East, 100.86 feet with the northerly line of said original Lalama tract to an iron pin set in the westerly right-of-way line of said Sunbury Road (relocated);

thence South 3°54'45" West, 139.52 feet with the westerly right-of-way line of said Sunbury Road (relocated) to an iron pin set in the southerly line of said original Lalama tract;

thence North 85°51'50" West, 97.41 feet with the southerly line of said original Lalama tract, said line also being a right-of-way line of said Sunbury Road (relocated), to an iron spike set in the centerline of said Old Sunbury Road;

thence North 2°29'46" East, 139.57 feet with the centerline of said Old Sunbury Road, also being the westerly line of said original Lalama tract, to the point of beginning, containing 0.318 acres.



Scale 1" = 40 ft

## LEGEND:

- D.B. Deed Book
- E/P Edge of Pavement
- F.H. Fire Hydrant
- G Gas
- MB Mail Box
- O.R. Official Record
- T.C. Top of Casting
- R/W Right of Way
- W Water

## EASEMENTS: PER TITLE COMMITMENT; FILE No. 10093307 (12 Sept. 1994)

8. Easement to City of Columbus of record in Deed Book 3047, Page 87, as shown.
9. Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1079, Page 19, as a blanket easement over the parent parcel.
10. Easement for ingress and egress of record in Deed Book 2973, Page 687 as a right of ingress and egress to Sunbury Road.

The bearings used in this plat of survey is based on the same meridian as the Right-of-Way Portion of the Highway plans for FRA-161-(16.24-16.88) available at the Franklin County Engineer's Office. WEST R/W LINE OF SUNBURY RD. N 3°54'45"E

## SURVEYOR'S CERTIFICATE

We hereby certify to Allstate Insurance Company and Title First Agency, Inc. that (a) this survey was prepared by me or under my supervision, (b) the legal description of the property as setforth herein, and the location of all improvements, encroachments, fences, easements, roadways, rights of way and setback lines which are either visible or of record in Franklin County, Ohio (according to Commitment for Title Insurance Number 10093307, dated to be effective 12 September 1994, issued by Title First Agency, Inc.), are accurately reflected hereon, (c) this survey accurately depicts the state of facts as they appear on the ground, (d) except as shown hereon, there are no improvements, encroachments, fences or roadways on any portion of the property reflected hereon, (e) the property shown hereon has access to a publicly dedicated roadway, (f) the property described hereon does not lie in a 100-year flood plain identified by the Secretary of Housing and Urban Development or any other governmental authority under the National Flood Insurance Act of 1968 (24 CFR&1909.1), as amended (such determination having been made from a personal review of flood map number 390167-0065 (dated July 5, 1983), which is the latest available flood map for the property), (g) the title lines and the lines of actual possession are the same, (h) all utility services required for the operation of the property either enter the property through adjoining public streets, or this survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land, (i) this survey shows the location and direction of all storm water drainage systems for the collection and disposal of all surface drainage, (j) the property survey contains 0.318 acres and no parking spaces, (k) any discharge into streams, rivers, or other conveyance systems is show on the survey. This survey has been made in accordance with "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ ACSM LAND TITLE SURVEYS" jointly established and adopted by American Land Title Association ("ALTA") and American Congress on Surveying and Mapping ("ACSM") in 1988, as amended and meets the accuracy requirements of a Class A Survey, as defined therein and includes items 1,2,5,7,9-13, and 15 of Table 3 thereof.

Dated: 14 Nov. 1994

POMEROY AND ASSOCIATES, INC.

By Chris Y. Scheeres, P.S.

Chris Y. Scheeres, P.S.  
Ohio Registered Professional Surveyor Number 7385

