

DESCRIPTION OF 8.404 ACRE TRACT AT S.E. CORNER OF POST & WILCOX ROADS, DUBLIN, OHIO FOR METATEC CORPORATION

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 2998, and being all of an 8.404 acre tract of land conveyed to Olde Poste Properties by deeds of record in Official Record 10466, Pages J 04 and J 11, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a railroad spike previously found at the intersection of the centerline of Post Road (60 feet wide) with the centerline of Wilcox Road (60 feet wide) and at the northwest corner of said 8.404 acre tract;

thence N 89° 07' 19" E along the centerline of Post Road and along the north line of said 8.404 acre tract a distance of 693.23 feet to a point at the northeast corner of said 8.404 acre tract;

thence S 0° 52' 41" E perpendicular to the centerline of Post Road and along an east line of said 8.404 acre tract a distance of 30.00 feet to a 3/4-inch I.D. iron pipe previously set in the south right-of-way line of Post Road and at the west end of a curve connecting the south right-of-way line of Post Road with the west line of Discovery Boulevard (variable width), as said Discovery Boulevard is shown upon "Dedication of Discovery Boulevard & Easements", of record in Plat Book 86, Page 97, Recorder's Office, Franklin County, Ohio;

thence southeasterly along said connecting curve and with a curve to the right, data of which is: radius = 30.00 feet and delta = 83° 28' 49", a chord distance of 38.95 feet bearing S 49° 08' 17" E to a 3/4-inch I.D. iron pipe previously set in the west line of Discovery Boulevard and at the point of tangency;

thence S 7° 23' 52" E along the west line of Discovery Boulevard and along an east line of said 8.404 acre tract a distance of 120.89 feet to a 3/4-inch I.D. iron pipe previously set at a point of curvature;

thence southerly along the curved west line of Discovery Boulevard, along a curved east line of said 8.404 acre tract and with a curve to the right, data of which is: radius = 500.00 feet and delta = 6° 31' 11", a chord distance of 56.87 feet bearing S 4° 08' 17" E to a 3/4-inch I.D. iron pipe previously set at the point of tangency;

thence S 0° 52' 41" E along the west line of Discovery Boulevard (60 feet wide) and along the north line of said 8.404 acre tract a distance of 74.32 feet to a 3/4-inch I.D. iron pipe previously set at a point of curvature;

thence southerly along a portion of the curved west line of Discovery Boulevard, along a curved east line of said 8.404 acre tract and with a curve to the left, data of which is: radius = 2,080.00 feet and sub-delta = 5° 03' 57", a sub-chord distance of 183.84 feet bearing S 3° 24' 39" E to a 3/4-inch I.D. iron pipe previously set at the southeast corner of said 8.404 acre tract and at the northeast corner of a 7.246 acre tract of land conveyed to Jeffrey M. Wilkins by deed of record in Official Record 6615, Page E 03, Recorder's Office, Franklin County, Ohio;

thence S 87° 03' 53" W along the south line of said 8.404 acre tract and along the north line of said 7.246 acre tract a distance of 730.00 feet to a railroad spike previously set in the centerline of Wilcox Road, at the southwest corner of said 8.404 acre tract and at the northwest corner of said 7.246 acre tract (passing a 3/4-inch I.D. iron pipe previously set in the east right-of-way line of Wilcox Road at 700.00 feet);

thence N 2° 56' 07" W along the centerline of Wilcox Road and along the west line of said 8.404 acre tract a distance of 8.404 acre tract a distance of 518.00 feet to the place of beginning;

containing 8.404 acres of land more or less and being subject to all legal highways, easements and restrictions of record.

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey of said 8.404 acre tract in July, 1989. Bats of bearings in the centerline of Post Road, being N 89° 07' 19" E, as shown in Official Record 10466, Pages J 04 and J 11, Recorder's Office, Franklin County, Ohio.

SURVEYOR'S CERTIFICATE

Title First Agency, Inc. File No. 75078526
(Effective Date: Dec. 3, 1993, at 8:00 A.M.)

The undersigned hereby certifies to Metatec Corporation, The Huntington National Bank and to Commonwealth Land Title Insurance Company as of February 2, 1994, that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "does" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easement; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; and that the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1986 and meets the accuracy requirements of a Class "A" Survey, as defined therein.

Zoning Classification—PCD Planned Commerce District

Richard J. Bull
Richard J. Bull
Ohio Surveyor #4723

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS
2815 N. DUBLIN—OHANVILLE RD.
WORTHINGTON, OHIO

METATEC CORPORATION

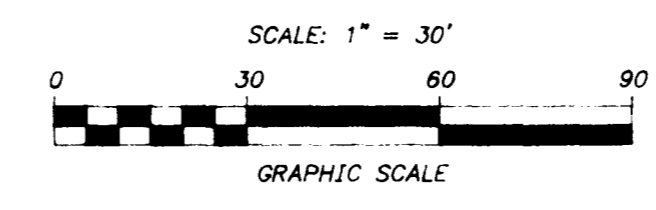
MORTGAGE LOAN SURVEY
S.E. COR. — POST & WILCOX ROADS
DUBLIN, OHIO

8.404 Ac. in V.M.S. 2999	JOB NO.	1
SCALE: 1" = 30'	SV-7432	
DWN:DAP CKD:RJB	DATE: FEB. 2, 1994	

OLDE POSTE PROPERTIES
8.404 Ac.
O.R. 10466, Pg. J 04 & J 11

700.00'
S 87° 03' 53" W 730.00' E

JEFFREY M. WILKINS
7.246 Ac.
O.R. 6615, Pg. E 03



3/4" I.D. Iron pipe set unless otherwise denoted.

Bats of Bearings: E Post Rd., being N 89° 07' 19" E, as shown in O.R. 10466, Pgs. J 04 & J 11, Recorder's Office, Franklin County, Ohio.

