



AVERY-MUIRFIELD DR.
(FORMERLY AVERY ROAD)

- LEGEND**
- Catch Basin Or Inlet
 - Fire Hydrant
 - Light Pole
 - Manhole
 - Water Valve
 - Handicap Parking Space

REFERENCE POINT OF BEGINNING FOR 0.753 AC.

CHICAGO TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 96160624 COM
EFFECTIVE DATE: DECEMBER 27, 1996 AT 7:00 A.M.

To: Tireless Limited Partnership
The Fifth Third Bank
Chicago Title Insurance Company
Chicago Title Insurance Agency of Central Ohio

This is to certify that this map or plat and the survey on which it is based were made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992, and includes items 1, 3, 6, 7, 8, 9, 10, 11 and 13 of Table A thereof, and (2) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification of an "Urban" survey.

In my opinion the following easements do not apply:
O.R. 15975, Pg. H 02, O.R. 30145, Pg. A 11, O.R. 31645, Pg. E 03
O.R. 30655, Pg. F 03, O.R. 1628, Pg. D 13, O.R. 23917, Pg. E 02
O.R. 7451, Pg. H 09, O.R. 28161, Pg. E 08, O.R. 5120, Pg. J 19
O.R. 5388, Pg. D 18, and O.R. 16177, Pg. E 20.

Property is in Zone X (areas determined to be outside 500-year floodplains) on Flood Insurance Rate Map, Panels 106 & 107 of 387, Franklin County, Ohio and incorporated areas, Map Nos. 39049C0106 G and 39049C0107 G (Effective Date: August 2, 1995). I am not aware of any H.U.D. maps existing for this area.

Ted L. Robinson
Ted L. Robinson
Ohio Registered Land Surveyor #5361



DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 2980, and being a portion of a 1.476 acre tract of land conveyed out of Reserve "A" in Perimeter Center, as shown of record in Plat Book 72, Pages 47 and 48, Recorder's Office, Franklin County, Ohio, said 1.476 acre tract having been conveyed to Tireless Limited Partnership by deed of record in Official Record 29152, Page C 18, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

- Beginning, for reference, at a point at the east end of a curve connecting the north line of Perimeter Loop Road (60 feet wide) with the curved east line of Avery-Muirfield Drive (formerly known as Avery Road) (variable width) and at a corner of said Reserve "A";
- thence N 85° 22' 22" E along the north line of Perimeter Loop Road and along a south line of said Reserve "A" a distance of 38.69 feet to a point of curvature;
- thence southeasterly along the curved northeast line of Perimeter Loop Road, along a curved southwest line of said Reserve "A" and with a curve to the right, data of which is: radius = 400.00 feet and delta = 73° 47' 38", a chord distance of 480.30 feet bearing S 57° 43' 49" E to a 3/4-inch I.D. iron pipe set at a point of non-tangency;
- thence S 10° 50' 00" E along the east line of Perimeter Loop Road (variable width) and along a west line of said Reserve "A" a distance of 111.10 feet to a 3/4-inch I.D. iron pipe set at a corner of said Reserve "A";
- thence S 14° 52' 56" E along the east line of Perimeter Loop Road (60 feet wide) and along a west line of said Reserve "A" a distance of 297.48 feet to a 3/4-inch I.D. iron pipe set at a point of curvature;
- thence southerly along the curved northeast line of Perimeter Loop Road, along a portion of a curved southwest line of said Reserve "A" and with a curve to the left, data of which is: radius = 370.00 feet and delta = 1° 23' 15", a sub-chord distance of 8.96 feet bearing S 15° 34' 34" E to a 3/4-inch I.D. iron pipe set at the northeast corner of said 1.476 acre tract;
- thence N 85° 22' 22" E along a portion of the north line of said 1.476 acre tract a distance of 212.86 feet to a 3/4-inch I.D. iron pipe set at the true place of beginning of the tract herein intended to be described;
- thence continuing N 85° 22' 22" E along a portion of the north line of said 1.476 acre tract a distance of 94.50 feet to a 3/4-inch I.D. iron pipe set at a point of curvature;
- thence southeasterly along the curved northeast line of said 1.476 acre tract and with a curve to the right, data of which is: radius = 28.50 feet and delta = 79° 01' 08", a chord distance of 47.72 feet bearing S 48° 37' 38" E to a 3/4-inch I.D. iron pipe set at the point of tangency;
- thence S 4° 37' 38" E along the east line of said 1.476 acre tract a distance of 132.37 feet to a 3/4-inch I.D. iron pipe set at a point of curvature;
- thence southeasterly along the curved southeast line of said 1.476 acre tract and with a curve to the right, data of which is: radius = 28.50 feet and delta = 79° 01' 08", a chord distance of 37.54 feet bearing S 34° 52' 56" W to a 3/4-inch I.D. iron pipe set at a point of reverse curvature;
- thence southeasterly along a curved south line of said 1.476 acre tract and with a curve to the left, data of which is: radius = 215.50 feet and sub-delta = 25° 01' 27", a sub-chord distance of 83.37 feet bearing S 61° 52' 47" W to a 3/4-inch I.D. iron pipe set at the point of tangency;
- thence S 48° 22' 04" W along the south line of said 1.476 acre tract a distance of 52.79 feet to a 3/4-inch I.D. iron pipe set at a point of curvature;
- thence westerly along a curved south line of said 1.476 acre tract and with a curve to the right, data of which is: radius = 30.00 feet and delta = 90° 00' 00", a chord distance of 42.43 feet bearing N 85° 37' 56" W to a 3/4-inch I.D. iron pipe set at the point of tangency in the northeast line of Perimeter Loop Road and in a southwest line of said Reserve "A";
- thence N 40° 37' 56" W along the northeast line of Perimeter Loop Road, along a portion of a southwest line of said Reserve "A" and along a portion of the southeast line of said 1.476 acre tract a distance of 82.66 feet to a 3/4-inch I.D. iron pipe set;
- thence N 85° 22' 22" E parallel with the north line of said 1.476 acre tract a distance of 124.60 feet to a 3/4-inch I.D. iron pipe set;
- thence N 4° 37' 38" W perpendicular to the north line of said 1.476 acre tract a distance of 177.50 feet to the true place of beginning, containing 0.753 acre of land more or less and being subject to all 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, Columbus, Ohio, from an actual field survey performed under his supervision in January, 1997. Basis of bearings is the south line of Perimeter Drive, being N 85° 22' 22" E, as shown of record in Plat Book 72, Pages 47 and 48, Recorder's Office, Franklin County, Ohio.

C.F. BIRD & R.J. BULL, INC. ENGINEERS / SURVEYORS	
TIRELESS LIMITED PARTNERSHIP	
ALTA/ACSM LAND TITLE SURVEY IN RESERVE "A" PERIMETER CENTER DUBLIN, OHIO	
0.753 AC. IN RES. "A", PERIMETER CENTER, P.B. 72, PGS. 47 & 48	
SCALE: 1" = 60'	
DATE: TLR	JOB NO. 97-008
CHKD: RJB	FEB. 19, 1997

C.F. BIRD & R.J. BULL, INC.