



August 6, 1991
Rev: September 18, 1991

DESCRIPTION OF 0.6846 ACRE TRACT TO BE CONVEYED TO THE 250 BRIDGE GROUP BY G.O. CORPORATION, DUBLIN, OHIO

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 2542, and being a portion of a 5.4774 acre tract of land conveyed to G.O. Corporation by deed of record in Deed Book 3105, Page 219, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a 3/4-inch I.D. iron pipe found in the north limited access right-of-way line of West Bridge Street-U.S. Route 33 and Ohio Route 161, at the southeast corner of said 5.4774 acre tract and in the west line of a 1.507 acre tract of land conveyed to The 250 Bridge Group by deed of record in Official Record 7052, Page C 17, Recorder's Office, Franklin County, Ohio;

thence N 89° 02' 57" W along the north limited access right-of-way line of West Bridge Street and along the south line of said 5.4774 acre tract a distance of 17.55 feet to a 3/4-inch I.D. iron pipe found in the approximate centerline of South Fork of Indian Run, at a corner of said 5.4774 acre tract, at a northwest corner of a 0.66 acre tract of land conveyed as Parcel No. 307-M to State of Ohio for West Bridge Street right-of-way purposes by deed of record in Deed Book 2406, Page 225, Recorder's Office, Franklin County, Ohio, and in the northwest line of an original 1.43 acre tract of land conveyed to Richard and Nancy Toberan by deed of record in Deed Book 2580, Page 193, Recorder's Office, Franklin County, Ohio;

thence N 43° 45' 54" W up the approximate centerline of South Fork of Indian Run, along a portion of a southeast line of said 5.4774 acre tract and along a portion of the northeast line of said original 1.43 acre tract a distance of 205.36 feet to a 3/4-inch I.D. iron pipe set;

thence N 89° 26' 05" E crossing a portion of said 5.4774 acre tract, perpendicular to the east line of said 5.4774 acre tract and perpendicular to the west line of said 1.507 acre tract a distance of 95.33 feet to a 3/4-inch I.D. iron pipe set at a non-tangent point of curvature;

thence northwesterly curving a portion of said 5.4774 acre tract and with a curve to the right, area of which is: radius = 78.21 feet and delta = 44° 44' 59", a chord distance of 59.54 feet bearing N 66° 40' 27" E to a 3/4-inch I.D. iron pipe set at the point of tangency;

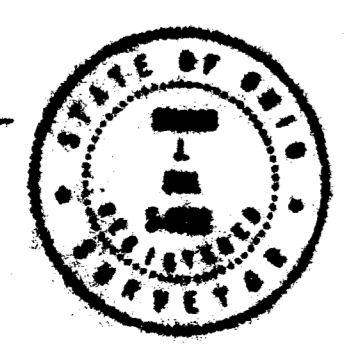
thence N 89° 02' 57" E crossing a portion of said 5.4774 acre tract a distance of 76.35 feet to a 3/4-inch I.D. iron pipe set in the east line of said 5.4774 acre tract and at the northwest corner of said 1.507 acre tract;

thence S 0° 33' 35" E along a portion of the east line of said 5.4774 acre tract and along a portion of the west line of said 1.507 acre tract a distance of 246.61 feet to the place of beginning;

containing 0.6846 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, Washington, Ohio, from actual field surveys performed in February and September, 1991. Basis of bearings in Deed Book 3105, Page 219, Recorder's Office, Franklin County, Ohio.

Richard J. Bull
Ohio Surveyor 4723



G.O. CORPORATION
5.4774 AC. TOTAL
D.B. 3105, PG. 219

UNITED STATES POSTAL SERVICE
2.5851 AC.
O.R. 4875, PG. J 01

GARY FREIBERG
0.8616 AC.
O.R. 13934, PG. J 04

RICHARD & NANCY TOBERAN
ORIG. 1.43 AC.
D.B. 2580, PG. 193

STATE OF OHIO
0.66 AC. - PARCEL NO. 307-M
D.B. 2856, PG. 221

L.A. R/W

$\Delta = 44^\circ 44' 59''$
 $R = 78.21'$
 $Ch. Brg. = N 66^\circ 40' 27'' E$

3/4" I.D. Iron Pipe Set
N 89° 02' 57" E
76.35'

3/4" I.D. Iron Pipe Set
N 89° 26' 05" E
95.33'

3/4" I.D. Iron Pipe Set
N 43° 45' 54" W
205.36'

3/4" I.D. Iron Pipe Set
N 89° 02' 57" E
76.35'

3/4" I.D. Iron Pipe Set
N 89° 02' 57" W
17.55'

3/4" I.D. Iron Pipe Found

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Approx. 100-yr. flood plain limit elev. 856.8ft

0.6846 Ac.

20' Sanitary Sewer Easement
D.B. 3071, Pg. 269

Village of Dublin
D.B. 3071, Pg. 269

10' Easement
C. & S.O.E.
D.B. 2915, Pg. 259

10' Easement
O.B.T. DR 7215, B 03

10' Easement
O.B.T. DR 5671, A 07

10' Easement
C. & S.O.E.
D.B. 3581, Pg. 461

5' Easement
C. & S.O.E.
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PLACE OF BEGINNING FOR 0.6846 AC. DESCRIPTION

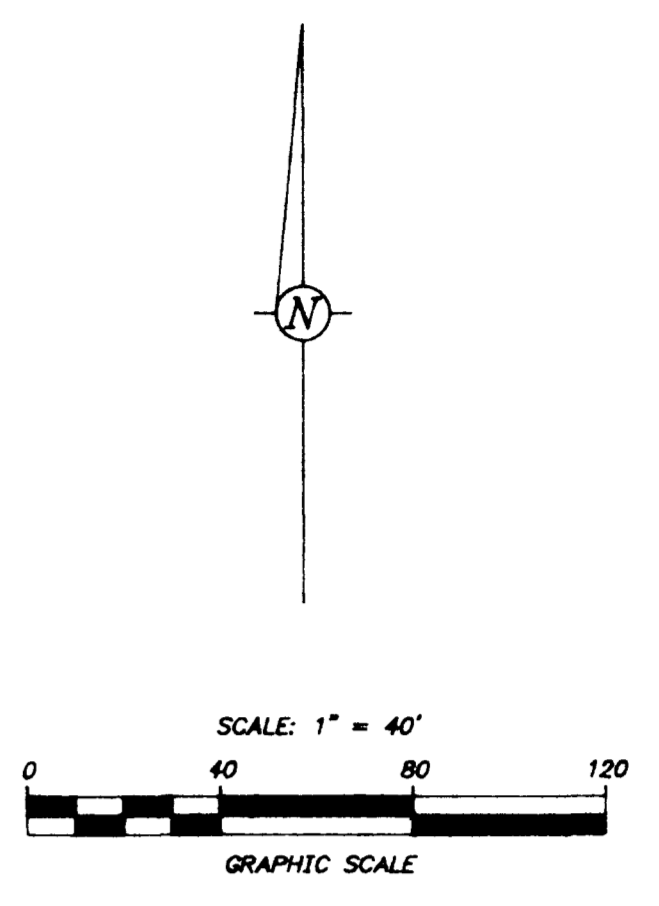
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BASIS OF BEARINGS: D.B. 3105, PG. 219

NOTES:

Easements that are part of Title Commitment No. 36 0092 10 - 061072 - Chicago Title Insurance Company, but not on subject property, are as follows:

1. Easement for Highway Purposes in Deed Book 1598, Page 419
2. Easement to Columbus & Southern Ohio Electric Co. in Deed Book 1955, Page 360.
3. Easement for Highway Purposes in Deed Book 2682, Page 172.
4. Easement to Columbus & Southern Ohio Electric Co. in Deed Book 2684, Page 700.
5. Easement to Columbus Gas of Ohio, Inc. in Deed Book 2857, Page 49.
6. Easement to Columbus & Southern Ohio Electric Co. in Deed Book 1595, Page 455.

I hereby certify that this plat represents an actual field survey performed under my supervision in February, 1991.

RICHARD J. BULL - OHIO SURVEYOR NO. 4723

REVISED BOUNDARY-SEPTEMBER 10, 1991
REVISION BOUNDARY-AUGUST 6, 1991
ADDED FLOODPLAIN-MARCH 20, 1991

0-108-C

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS
2675 W. DUBLIN-GRANVILLE RD.
DUBLIN, OHIO

G.O. CORPORATION
D.B. 3105, PG. 219

BOUNDARY SURVEY
WEST OF 250 W. BRIDGE ST.
DUBLIN, OHIO

0.675 AC. IN V.M.S. 2542

SCALE: 1" = 40'
JOB NO. 1
DWN: TLR CKD: RJB MAR. 5, 1991 91-032 1

WEST BRIDGE ST. ~ U.S. 33 & S.R. 161

(Survey & U.S. Route 33 (FRA - 270 - 7.47 N)

SHAWAN FALLS DR. ~ 60'