

DESCRIPTION OF A 3.368 ACRE TRACT OF LAND

Situated in the State of Ohio, County of Franklin, City of Columbus; and containing 3.368 acres of land, more or less, being part of a Parcel "B" of "MILL RUN SUBDIVISION, STREET and EASEMENT DEDICATION PLAT" of record in Plat Book 64, Pages 38 and 39 (all references used in this description refer to the public records of the Franklin County Recorder's Office); also being part of a 0.374 acre tract of land conveyed to Park Mill Run Limited Partnership of record in Official Record 21461 B1; the subject 3.368 acres being more particularly described as follows:

Commencing for reference at a Franklin County Monument (FO08241) in the centerline of Fishinger Boulevard (60 feet in width) being located North 73° 59' 50" East a distance of 372.92 feet from the centerline intersection of the said Fishinger Boulevard with the centerline of Ridge Hill Drive (60 feet in width) as shown on the said "MILL RUN" subdivision plat; thence North 13° 45' 03" East a distance of 48.84 feet to an iron pin found in the north right of way line of said Fishinger Boulevard, also being the south line of the said 0.374 acre tract; and being the west point of beginning of the herein described tract;

Thence from the POINT OF BEGINNING, successively with the north line of said Fishinger Boulevard, also being the south line of said 0.374 acre tract, by the following two (2) courses:

- (1) SOUTH 76° 48' 48" WEST a distance of 118.61 feet to an iron pin found at a point of curvature;
- (2) Along the arc of a tangent curve to the left, the said curve having a radius of 225.00 feet, a central angle of 125° 49' 58", the chord of which bears South 76° 23' 48" West, a chord distance of 108.89 feet, to an iron pin found at a point of curvature;

Thence northwesterly along the arc of a curve to the right, being the transition curve from the said north line of Fishinger Boulevard into the easterly line of Ridge Hill Drive, the said curve having a radius of 60.00 feet, a central angle of 65° 45' 00", the chord of which bears North 71° 54' 38" West, a chord distance of 54.40 feet, to an iron pin found at a point of tangency;

Thence along the said easterly line of Ridge Hill Drive, also being the westerly line of the said 0.374 acre tract, for the following two (2) courses:

- (1) NORTH 25° 20' 57" WEST a distance of 25.16 feet to a point of curvature;
- (2) Along the arc of a tangent curve to the right, the said curve having a radius of 775.00 feet, a central angle of 18° 50' 30", the chord of which bears North 10° 54' 44" West, a chord distance of 27.89 feet, to a P-N Nail.

Thence with a new alignment line across the said 0.374 acre tract, South 82° 48' 00" WEST a distance of 454.74 feet to an iron pin set in the west line of Smiley Road (60 feet in width), also being the east line of the said 0.374 acre tract;

Thence along the said west line of Smiley Road, also being the east line of the said 0.374 acre tract, South 00° 10' 30" EAST a distance of 292.48 feet to an iron pin found at a point of curvature;

Thence southwesterly along the arc of a curve to the right being the transition curve from the said west line of Smiley Road into the northerly line of Fishinger Boulevard, the said curve having a radius of 60.00 feet, a central angle of 84° 59' 02", the chord of which bears South 36° 19' 13" West, a chord distance of 41.30 feet, to the point of beginning; containing 3.368 acres of land, more or less.

The basis of bearings used in this description were taken from the said "MILL RUN SUBDIVISION, STREET and EASEMENT DEDICATION PLAT" of record in Plat Book 64, Pages 38 and 39.

The above description was prepared by Robert E. Blackburn, Ohio Professional Surveyor No. 6305, of Geo-Graphics Land Surveying and Civil Engineering, Gahanna, Ohio; and is based upon an actual field survey of the premises performed in May, 1993.

Robert E. Blackburn
Robert E. Blackburn
Ohio Professional Surveyor No. 6305



00 K126657
GEO-GRAPHICS
744 Jansal Court - Gahanna, Ohio 43230

ALTA/ACSM LAND TITLE SURVEY
3.368 ACRES
COLUMBUS, OHIO

| | | | | |
|--------|--------|---------|--------|--------|
| SCALE | DRAWN | CHECKED | DATE | SHEET |
| 1"=50' | W.E.H. | R.E.B. | 6-7-93 | 1 of 1 |

The 3.368 acre tract of land shown hereon is located in Zone "C" (areas of minimal flooding) on Flood Insurance Rate Map, County of Franklin, Ohio; Community Panel No. 390167-0020B (effective date July 8, 1993).

I hereby certify to:
Park Mill Run, Limited Partnership,
National Church Residences,
Chicago Title Agency of Central Ohio, Inc.;

and that this drawing:
- was prepared from an actual field survey of the premises performed on May 19th, 1993;
- and correctly shows the location of all buildings, structures, and other improvements situated on the premises;
- and except as shown, there are no easements or rights of way of which the undersigned has been advised, and no improvements situated on adjoining premises.

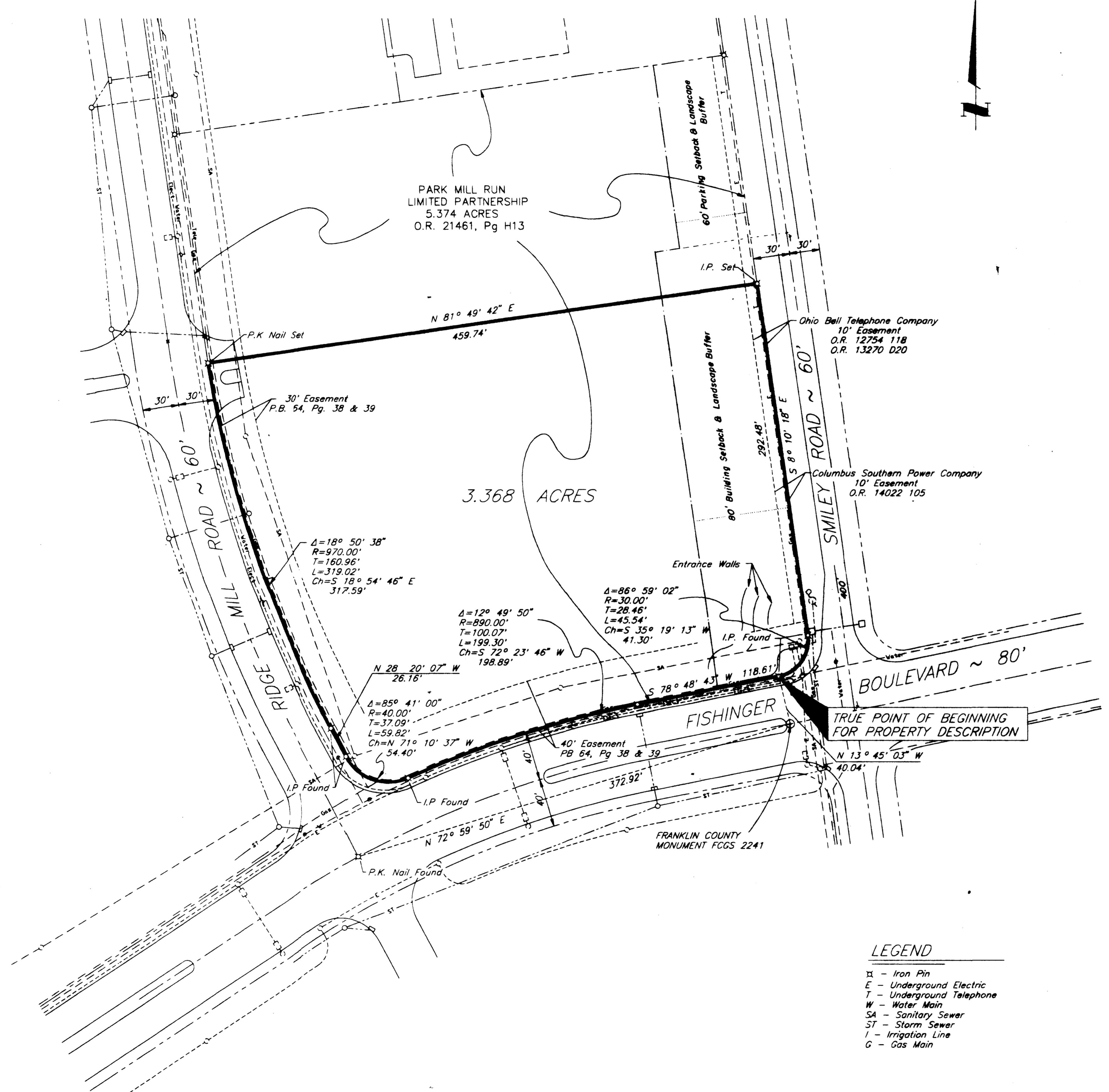
and that this survey:
has been performed in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys", jointly established and adopted by A.L.T.A. and A.C.S.M. in 1962 and revised in 1993.

Robert E. Blackburn
Robert E. Blackburn
Ohio Professional Surveyor No. 6305

An irrigation system exists within the right-of-way and adjacent easements that are adjacent to this tract, the exact location is unknown.

Wetland limits and Article XI data are shown from data provided by Scott Street Properties, Inc.

The parcel shown hereon is subject to conditions, reservations and restrictions of record in the Franklin County Recorder's Office in Official Record 9602 Eo3 and 13912 B14.



- LEGEND**
- ⊙ - Iron Pin
 - E - Underground Electric
 - T - Underground Telephone
 - W - Water Main
 - SA - Sanitary Sewer
 - ST - Storm Sewer
 - I - Irrigation Line
 - G - Gas Main