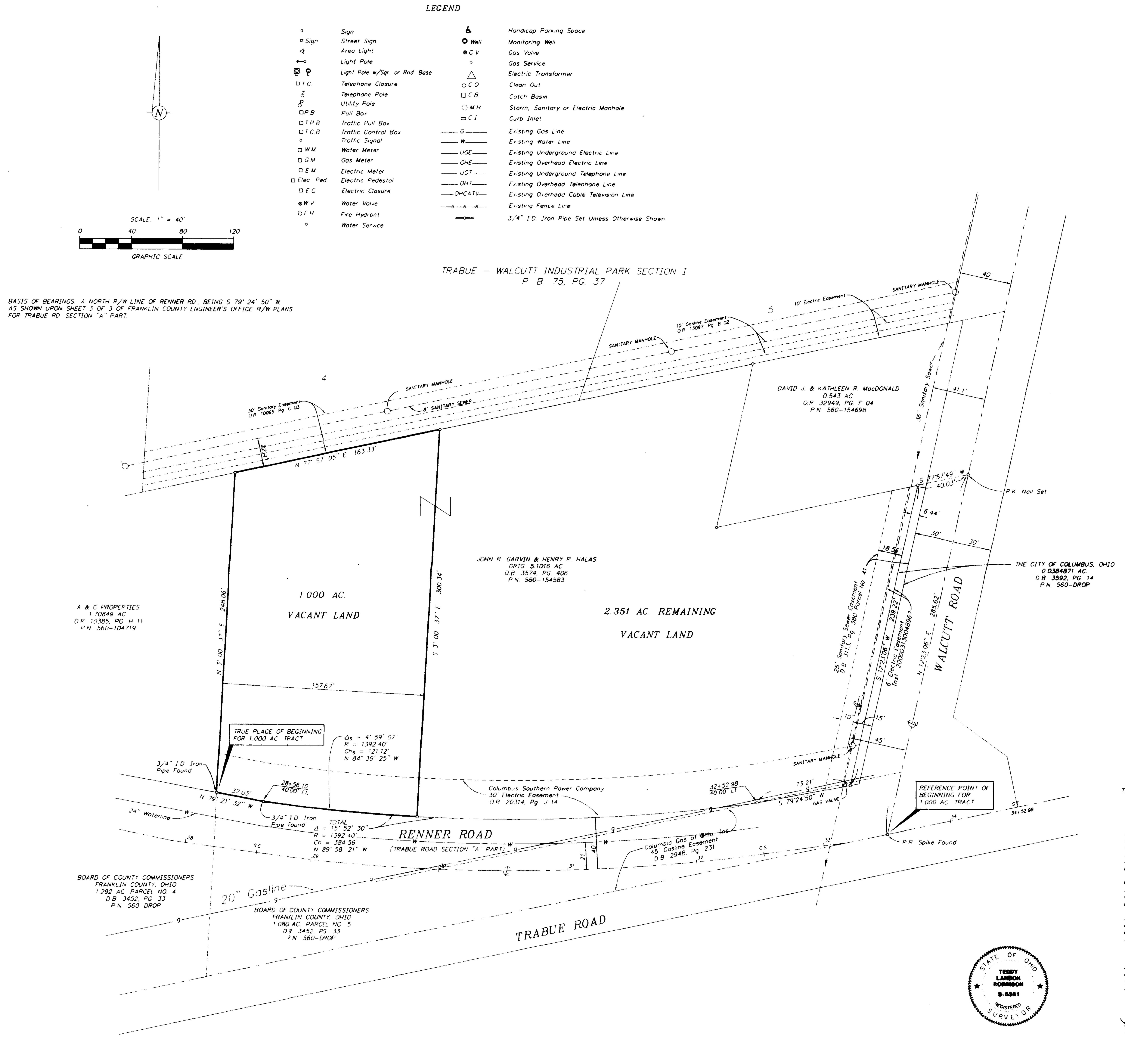

DESCRIPTION OF 1.000 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Surveys Nos. 7065 and 12486, and being 1.000 acres out of an original 5.1016 acre tract of land conveyed to John R. Garvin and Henry R. Halas by deed of record in Deed book 3574, Page 406, all references being to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a railroad spike found at the intersection of the centerline of Walcutt Road with the centerline of Trabue Road, said railroad spike being S 12° 23' 06" W a distance of 0.70 foot from a point at centerline station 33+50.20 of Relocated Trabue Road (now Renner Road), as shown upon Sheet 3 of 3 of Franklin County Engineer's Office right-of-way plans for Trabue Road Section "A" Part, and said railroad spike also being at the southeast corner of a 1.080 acre tract of land conveyed as Parcel No. 5 to Board of County Commissioners, Franklin County, Ohio, for Walcutt Road and Renner Road right-of-way purposes by deed of record in Deed Book 3452, Page 33;

thence N 12° 23' 06" E along the centerline of Walcutt Road and along the east line of said 1.080 acre tract a distance of 285.62 feet to a P.K. Nail set at the northeast corner of said 1.080 acre tract and at the southeast corner of a 0.543 acre tract of land conveyed to David J. and Kathleen R. MacDonald by deed of record in Official Record 32949, Page F 04;

thence S 77° 57' 49" W along a north line of said 1.080 acre tract, along a portion of the south line of said 0.543 acre tract, along a portion of a north line of said original 5.1016 acre tract and along the north line of a 0.0384871 acre tract of land conveyed out of said original 5.1016 acre tract to The City of Columbus, Ohio, for additional Walcutt Road right-of-way purposes by deed of record in Deed Book 3592, Page 14, a distance of 40.03 feet to a 3/4-inch I.D. iron pipe set at the northwest corner of said 0.0384871 acre tract (passing a point at a northwest corner of said 1.080 acre tract, at a northeast corner of said original 5.1016 acre tract and at the northeast corner of said 0.0384871 acre tract at 32.95 feet);

thence S 12° 23' 06" W along the west line of said 0.0384871 acre tract and parallel with and 36.44 feet westerly by perpendicular measurement from the centerline of Walcutt Road a distance of 239.22 feet to a 3/4-inch I.D. iron pipe set in the north right-of-way line of Renner Road, in a north line of said 1.080 acre tract, in a south line of said original 5.1016 acre tract and at the southwest corner of said 0.0384871 acre tract;

thence S 79° 24' 50" W along the north right-of-way line of Renner Road, along a portion of a north line of said 1.080 acre tract and along a portion of a south line of said original 5.1016 acre tract a distance of 73.21 feet to a 3/4-inch I.D. iron pipe found bent and reset at a corner of said 1.080 acre tract and at a corner of said original 5.1016 acre tract, said iron pipe being 40.00 feet left of and radial to the curve to spiral point at centerline station 32+52.98 of Renner Road;

thence westerly along the curved north right-of-way line of Renner Road, along the curved north line of said 1.080 acre tract, along the curved south line of said original 5.1016 acre tract and with a curve to the right, data of which is: radius = 1,392.40 feet and delta = 15° 52' 30", a chord distance of 384.56 feet bearing N 89° 58' 21" W to a 3/4-inch I.D. iron pipe found at a corner of said 1.080 acre tract and at a corner of said original 5.1016 acre tract, said iron pipe being 40.00 feet left of and radial to the spiral to curve point at centerline station 28+56.10 of Renner Road;

thence N 79° 21' 32" W along the north right-of-way line of Renner Road, along a north line of said 1.080 acre tract and along a portion of a south line of said original 5.1016 acre tract a distance of 37.03 feet to a 3/4-inch I.D. iron pipe found at the northwest corner of said 1.080 acre tract, at the southeast corner of a 1.70849 acre tract of land conveyed out of said original 5.1016 acre tract to A & C Properties by deed of record in Official Record 10385, Page H 11, at the northeast corner of a 1.292 acre tract of land conveyed as Parcel No. 4 to Board of County Commissioners, Franklin County, Ohio, for Renner Road right-of-way purposes by deed of record in Deed Book 3452, Page 33, and at the true place of beginning of the tract herein intended to be described;

thence N 3° 00' 37" E along the east line of said 1.70849 acre tract a distance of 248.06 feet to a 3/4-inch I.D. iron pipe set in a north line of said original 5.1016 acre tract, at the northeast corner of said 1.70849 acre tract and in the south line of Lot Number Four (4) in Trabue-Walcutt Industrial Park Section 1, as shown of record in Plat Book 75, Page 37;

thence N 77° 57' 05" E along a portion of a north line of said original 5.1016 acre tract and along a portion of the south line of said Lot No. 4 a distance of 163.33 feet to a 3/4-inch I.D. iron pipe set;

thence S 3° 00' 37" W parallel with and 157.67 feet easterly by perpendicular measurement from the east line of said 1.70849 acre tract a distance of 300.34 feet to a 3/4-inch I.D. iron pipe set in the curved north right-of-way line of Renner Road, in the curved north line of said 1.080 acre tract and in the curved south line of said original 5.1016 acre tract;

thence westerly along a portion of the curved north right-of-way line of Renner Road, along a portion of the curved north line of said 1.080 acre tract, along a portion of the curved south line of said original 5.1016 acre tract and with a curve to the right, data of which is: radius = 1,392.40 feet and sub-delta = 4° 59' 07", a sub-chord distance of 121.12 feet bearing N 84° 39' 25" W to said 3/4-inch I.D. iron pipe found at a corner of said 1.080 acre tract and at a corner of said original 5.1016 acre tract, said iron pipe being 40.00 feet left of and radial to the spiral to curve point at centerline station 28+56.10 of Renner Road;

thence N 79° 21' 32" W along the north right-of-way line of Renner Road, along a north line of said 1.080 acre tract and along a portion of a south line of said original 5.1016 acre tract a distance of 37.03 feet to the true place of beginning;

containing 1.000 acre of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in November, 2001. Basis of bearings is a north right-of-way line of Renner Road, being S 79° 24' 50" W, as shown upon Sheet 3 of 3 of said Franklin County Engineer's Office right-of-way plans for Trabue Road Section "A" Part.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 10483
EFFECTIVE DATE: OCTOBER 31, 2001 AT 7:00 A.M.

To: Central Ohio Agency

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1997, and includes Items 1,3,4,10 and 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" survey.

Property is in Zone X (areas determined to be outside the 500-year floodplain) on Flood Insurance Rate Map, Panel 210 of 387, Franklin County, Ohio and incorporated areas, Map No. 39049C0210 G (Effective Date: August 2, 1995).

In my opinion the following easements do not apply to subject 1.000 acre premises:
D.B. 3425, Pg. 782; D.B. 2?3, Pg. 623
D.B. 3113, Pg. 380; D.B. 3?2, Pg. 343,
Inst. 200003130048967

As used in this certification to certify means to state a professional opinion of the conditions regarding those facts or findings which are the subject of the certification and does not constitute a guaranty or warranty, either expressed or implied.

Ted L. Robinson
Ted L. Robinson — Ohio Surveyor No. 5361

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS — 2875 W. DUBLIN-GRANVILLE RD. COLUMBUS, OHIO

JOHN R. GARVIN & HENRY R. HALAS
D.B. 3574, PG. 406

MORTGAGE LOAN SURVEY
ON RENNER RD. WEST OF WALCUTT RD.
COLUMBUS, OHIO

REV. DEC. 11, 2001

1.000 AC. IN V.M.S. 7065 & 12486				
SCALE: 1" = 40'			JOB NO.	1/1
DWN: TLR	CKD: RJB	NOV. 26, 2001	98-041	

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