

**NOTES**

THE SITE IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. MAP NO. 39049C0226 G, DATED AUGUST 2, 1995.

CURRENT ZONING: R-2

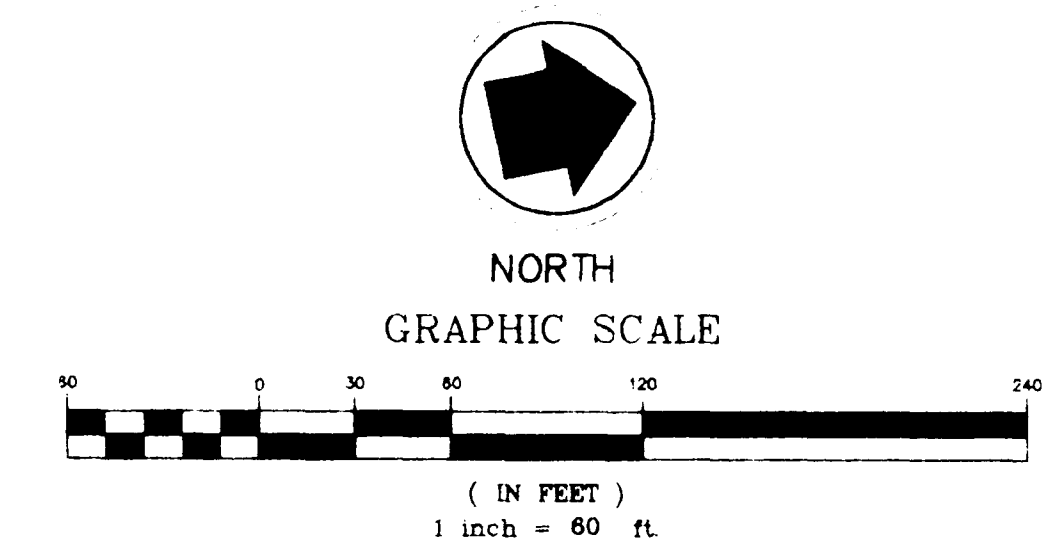
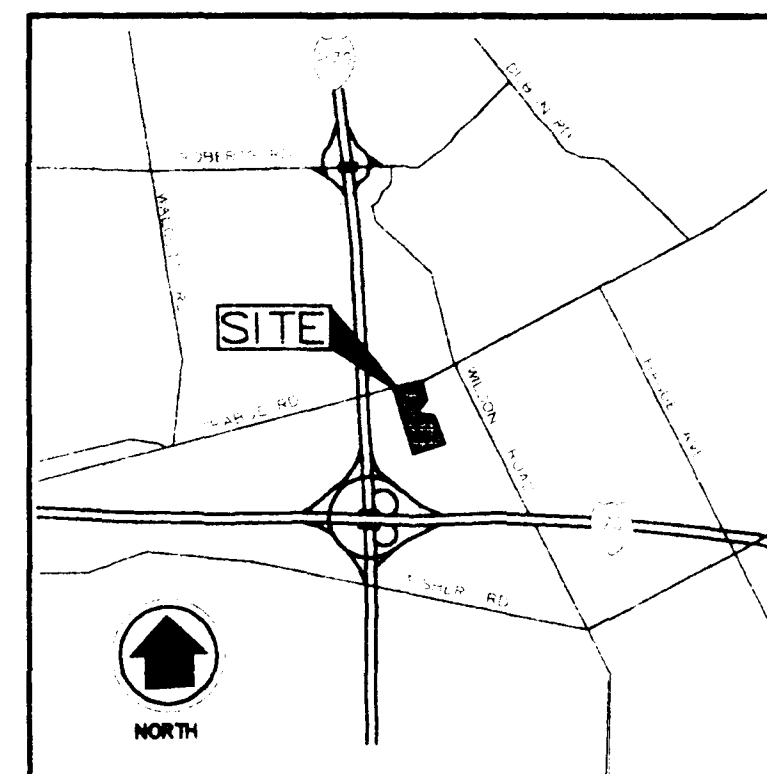
THE FOLLOWING EASEMENT DO NOT APPLY TO THE SITE SHOWN HEREON: D.B. 1701, PG. 318; D.B. 2811, PG. 86.

PROPERTY SUBJECT TO RESTRICTIONS OF RECORD IN D.B. 2343, PG. 470, AND CONDITIONS, RESTRICTIONS, EASEMENT CONTAINED IN ANNEXATION FILED IN O.R.V. 13294, PG. 809, CROSS-REFERENCED IN P.B. 70, PG. 15.

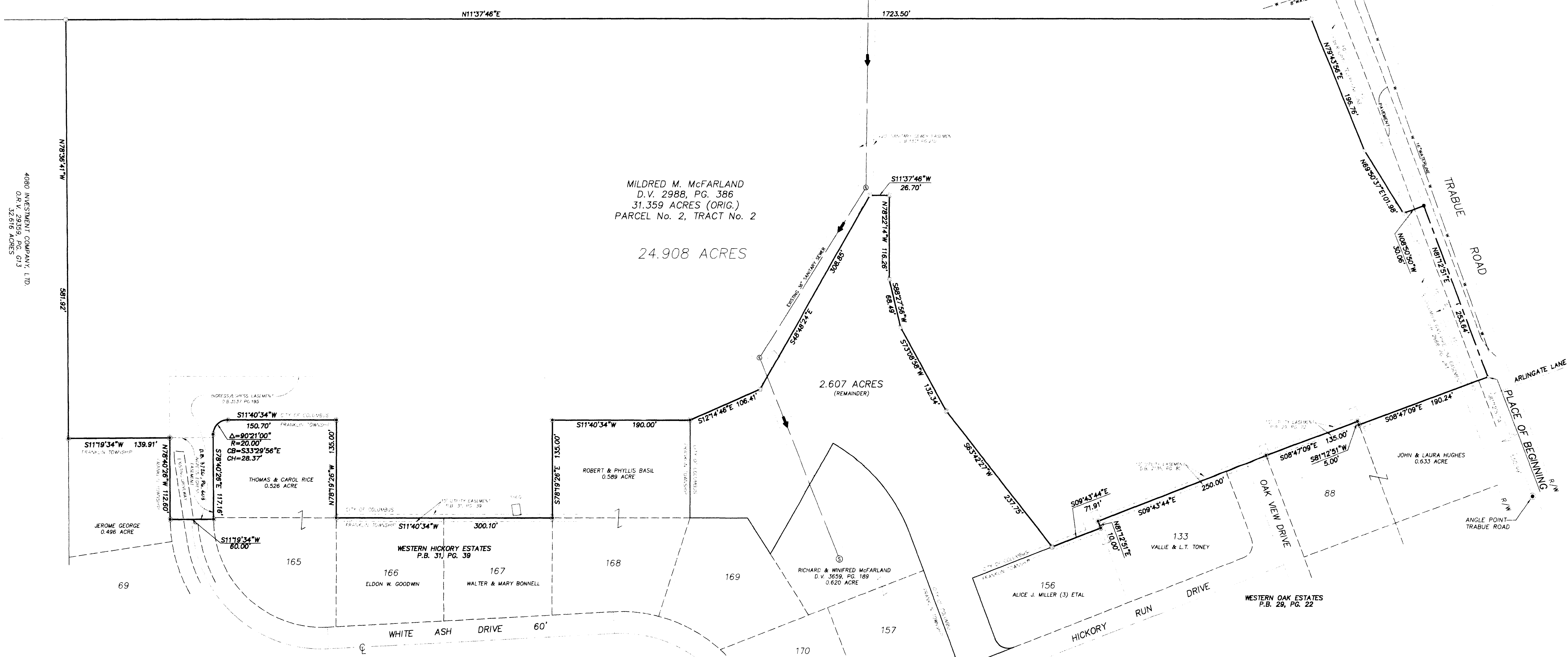
**certification**

The undersigned hereby certifies to Affordable Housing Associates, Inc., State Savings Bank and Ohio Bar Title Insurance Company, as of the date of survey as follows: this survey was actually made upon the ground; it and the information, courses and distances shown hereon are correct; the title lines and lines of actual possession are the same; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown hereon; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvement upon the property by any building, structure or other improvement situated upon any adjoining premises, and the property does not lie within any flood hazard area shown on F.E.M.A. Map Panel No. 39049C0226 G. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1992 and meets the accuracy requirements of an Urban Class Survey as defined therein.

LAWRENCE JOHNSON  
20,610 ACRES  
O.P.V. 5400, PG. 005



- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET (M-E ENG)
  - P.K. NAIL SET
  - P.K. NAIL FOUND



MILDRED M. McFARLAND  
D.V. 2988, PG. 386  
31.359 ACRES (ORIG.)  
PARCEL No. 2, TRACT No. 2  
  
24.908 ACRES

**DESCRIPTION OF 24.908 ACRES SOUTH OF TRABUE ROAD WEST OF WILSON ROAD EAST OF INTERSTATE 270 COLUMBUS, OHIO**

Situated in the State of Ohio, County of Franklin, City of Columbus, being 24.908 acres out of Parcel No. 2, Tract No. 2 (original 31.359 acres) as described in a deed to Mildred M. McFarland, of record in Deed Book 2988, Page 386 (all references herein being to the records located in the Recorder's Office, Franklin County, Ohio), said 24.908 acres being more particularly described as follows:

Beginning at a P.K. nail set in the centerline of Trabue Road (60 feet in width) at the northwesterly corner of that 0.633 acre tract of land as described in a deed to John H. and Laura J. Hughes, of record in Deed Book 3641, Page 318, said P.K. nail being located South 81° 12' 51" West, a distance of 550.99 feet from an iron pin found at an angle point in said centerline;

Thence South 8° 47' 09" East, along the westerly line of said 0.633 acre tract, a distance of 190.24 feet to an iron pin found at the southwesterly corner of same and in the northerly line of Lot 88 of "Western Oak Estates", a subdivision of record in Plat Book 29, page 22;

Thence South 81° 12' 51" West, along said northerly line, a distance of 5.00 feet to an iron pin found at the northwesterly corner of Lot 88;

Thence South 8° 47' 09" East, along the westerly line of Lot 88, a distance of 135.00 feet to an iron pin found at the southwesterly corner of same and in the northerly right-of-way line of Oakview Drive (60 feet in width) at the westerly terminus of same;

Thence South 9° 43' 44" East, along said terminus and along the westerly line of Lot 133, a distance of 250.00 feet to an iron pin found at the southwesterly corner of said Lot 133;

Thence North 81° 12' 51" East, along the southerly line of said Lot 133, a distance of 10.00 feet to an iron pin found at the northwesterly corner of Lot 156;

Thence South 9° 43' 44" East, along the westerly line of said Lot 156, a distance of 71.91 feet to an iron pin set;

Thence through said 31.359 acre tract with a new division line the following courses:

1. South 63° 42' 27" West, a distance of 237.75 feet to an iron pin set;
2. South 73° 08' 58" West, a distance of 132.34 feet to an iron pin set;
3. South 88° 27' 56" West, a distance of 68.49 feet to an iron pin set;
4. North 78° 22' 14" West, a distance of 116.26 feet to an iron pin set;
5. South 11° 37' 46" West, a distance of 26.70 feet to an iron pin set;
6. South 48° 48' 24" East, a distance of 308.85 feet to an iron pin set;
7. South 12° 14' 46" East, a distance of 106.41 feet to an iron pin found at the northwesterly corner of that 0.589 acre tract of land as described in a deed to Robert L. and Phyllis J. Basil, of record in Deed Book 3522, Page 902;

Thence along the perimeter of said 0.589 acre tract the following courses:

1. South 11° 40' 34" West, a distance of 190.00 feet to an iron pin found at the southwesterly corner;
2. South 78° 19' 26" East, a distance of 135.00 feet to a point at the southeasterly corner and in the westerly line of Western Hickory Estates at the northwesterly corner of Lot 167;

Thence South 11° 40' 34" West, along said westerly line, a distance of 300.10 feet to an iron pin found at the northwesterly corner of Lot 165 and at the northeasterly corner of that 0.526 acre tract of land as described in a deed to Thomas E. and Carol L. Rice, of record in Deed Book 3537, Page 195;

Thence along the perimeter of said 0.526 acre tract the following four courses:

1. North 78° 19' 26" West, a distance of 135.00 feet to an iron pin found at the northwesterly corner;
2. South 11° 40' 34" West, a distance of 150.70 feet to an iron pin found at a point of curvature;

3. With the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 90° 21' 00", the chord of which bears South 33° 28' 56" East, a chord distance of 28.37 feet to an iron pin found at the point of tangency;

4. South 78° 40' 26" East, a distance of 117.16 feet to an iron pin found at the southeasterly corner and in the northerly right-of-way line of White Ash Drive (60 feet in width) at the westerly terminus thereof;

Thence North 11° 19' 34" West, along said westerly terminus, a distance of 60.00 feet to an iron pin found in the northerly line of that 0.496 acre tract of land as described in a deed to Jerome George, of record in Deed Book 3726, Page 403;

Thence North 78° 40' 26" West, along said northerly line, a distance of 112.60 feet to an iron pin found at the northwesterly corner of said 0.496 acre tract;

Thence South 11° 19' 34" West, along the westerly line of said 0.496 acre tract, a distance of 139.91 feet to an iron pin found at the southwesterly corner of same and in the northerly line of that 32.616 acre tract of land (Parcel 1), as described in deed to 4080 Investment Company, Ltd. of record in Official Records Volume 29359, Page G-13;

Thence North 78° 36' 41" West, along said northerly line, a distance of 581.92 feet to an iron pin set at the northwesterly corner of said 32.616 acre tract and in the easterly line of that 20.610 acre tract of land as described in a deed to Lawrence Johnson, of record in Official Records Volume 5400, Page D-05;

Thence North 11° 37' 46" East, along said easterly line, a distance of 1,723.50 feet to an iron pin set in the southerly right-of-way line of Trabue Road located 55.00 feet right of station 62+ 00.00;

Thence North 79° 43' 56" East, along said right-of-way line, a distance of 196.75 feet to an iron pin set located 50.00 feet right of station 62+ 00.00;

Thence North 69° 50' 37" East, continuing along said right-of-way line, a distance of 101.98 feet to an iron pin set located 30.00 feet right of station 63+ 00.00;

Thence North 8° 50' 50" West, a distance of 30.06 feet to a P.K. nail found in the northerly line of the aforementioned original 31.359 acre tract located 0.06' left of station 63+00.00;

Thence North 81° 12' 51" East, along said northerly line, the original centerline of Trabue Road, a distance of 253.64 feet to the point of beginning and containing 24.908 acres of land.

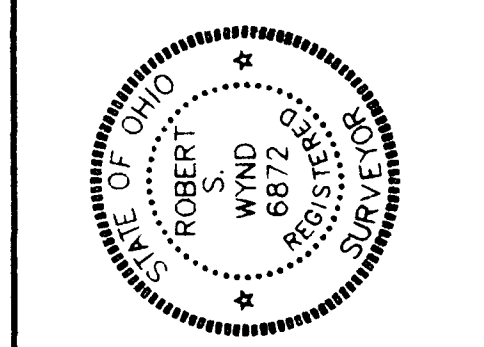
Bearings herein are based on the common line with 4080 Investment Company, LTD. having a bearing of North 78° 41' West.

Iron pins set consist of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E ENG".

This description was prepared by M-E Civil Engineering, Inc. based on an actual field survey of the premises.

REVISIONS

DATE	BY	DISCUSSION



M-E CIVIL ENGINEERING INC.  
500 SOUTH FRONT STREET  
COLUMBUS, OHIO 43215  
PHONE: (614) 469-4903  
FAX: (614) 469-4989

REGISTERED SURVEYOR  
DATE: 7/2/96  
NO. 6872

ALTA/ACSM SURVEY  
MCFARLAND PROPERTY  
TRABUE ROAD  
COLUMBUS, OHIO

FIELD	PM	DRAWN
JK	BW	DC
SCALE	HORIZ. 1"=60'	
	VERT. 1"=60'	
JOB	953268	
DATE	MAY 1996	
SHEET NO.	1/1	
PRINT DATE		