

12 January 1988
Revised April 12, 1988

O-89-B
(0003 18)
0022 07

14.291 Acres - Fisher Road

Being situated in the State of Ohio, County of Franklin, City of Columbus, and being part of Virginia Military Survey 1484, and being part of an original 31.908 Acre tract conveyed to the Womms Company shown of record in Deed Book 3133, Page 340, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a spike found on the original centerline of Fisher Road at the northeasterly corner of said original 31.908 Acre tract, and the northeasterly corner of a 4.961 Acre tract conveyed to the State of Ohio by the Court of Common Pleas, Franklin County, Ohio, Case No. 33415 of record in Deed Book 3995, Page 245;

Thence, South 12 degrees 50 minutes 07 seconds West, along the easterly line of said original 31.908 Acre tract (easterly line of said 4.961 Acre tract), a distance of 50.02 feet to an iron pin on the southerly right-of-way line of Fisher Road (Relocated) (P.O.S. 370-0, 286-Section 8), at a southerly corner of said 4.961 Acre tract, and the **TRUE POINT OF BEGINNING OF THIS DESCRIPTION**;

Thence, South 12 degrees 50 minutes 07 seconds West, along the easterly line of said original 31.908 Acre tract, and along the westerly line of the Station-Richards Storage Company 21.583 Acre tract (Deed Book 3623, Page 845), a distance of 34.45 feet to an iron pin at the northwest corner of said 21.583 Acre tract, at a distance of 815.00 feet to an iron pin at the southeasterly corner of said original 31.908 Acre tract, and the northeast corner of the Ruthman Hoffman, et. al. (1) 26.0 Acre tract (Exhibit "B", Second Trust-First Parcel, Official Records Volume 5431, 4402);

Thence, North 77 degrees 11 minutes 24 seconds West, along the southerly line of said original 31.908 Acre tract, and along the northerly line of said 26.0 Acre tract, a distance of 1501.14 feet to an iron pin at the intersection of the southerly line of said original 31.908 Acre tract, with the southerly right-of-way line of said Fisher Road (Relocated);

Thence, South 05 degrees 36 minutes 53 seconds East, across said original 31.908 Acre tract, and along the southerly right-of-way line of said Fisher Road (Relocated) (southerly line of said 4.961 Acre tract), a distance of 191.98 feet to an iron pin at an angle point in said line;

Thence, North 03 degrees 23 minutes 35 seconds East, continuing across said original 31.908 Acre tract, and along the southerly right-of-way line of said Fisher Road (Relocated) (southerly line of said 4.961 Acre tract), a distance of 204.24 feet to an iron pin at an angle point in said line;

Thence, North 61 degrees 53 minutes 58 seconds East, continuing across said original 31.908 Acre tract, and along the southerly right-of-way line of said Fisher Road (Relocated) (southerly line of said 4.961 Acre tract), a distance of 212.76 feet to an iron pin at an angle point in said line;

Thence, North 55 degrees 30 minutes 06 seconds East, continuing across said original 31.908 Acre tract, and along the southerly right-of-way line of said Fisher Road (Relocated) (southerly line of said 4.961 Acre tract), a distance of 481.83 feet to an iron pin at an angle point in said line;

Thence, North 66 degrees 19 minutes 31 seconds East, continuing across said original 31.908 Acre tract, and along the southerly right-of-way line of said Fisher Road (Relocated) (southerly line of said 4.961 Acre tract), a distance of 210.84 feet to an iron pin at an angle point in said line;

Thence, North 77 degrees 29 minutes 50 seconds East, continuing across said original 31.908 Acre tract, and along the southerly right-of-way line of said Fisher Road (Relocated) (southerly line of said 4.961 Acre tract), a distance of 199.77 feet to an iron pin at an angle point in said line;

Thence, South 07 degrees 49 minutes 14 seconds East, continuing across said original 31.908 Acre tract, and along the southerly right-of-way line of said Fisher Road (Relocated) (southerly line of said 4.961 Acre tract), a distance of 175.90 feet to an iron pin at an angle point in said line;

Thence, South 01 degrees 38 minutes 15 seconds East, continuing across said original 31.908 Acre tract, and along the southerly right-of-way line of said Fisher Road (Relocated) (southerly line of said 4.961 Acre tract), a distance of 102.09 feet to the place of beginning, **CONTAINING 14.291 ACRES** subject, however, to all highways and easements of record and of records in the respective utility offices. The above description was prepared from a survey of the premises in December 1987, and is correct to the best of my knowledge. Set iron pins are 30" x 1" O.D. with orange plastic cap inscribed "P.S. 6579". The basis of bearing is the centerline of Fisher Road (Relocated).

"There are no encroachments of improvements located on the subject property onto adjacent properties, nor are there any encroachments of improvements located on adjacent properties onto the subject property, except as shown on this survey."

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1986; and meets the accuracy requirements of a Class A Survey, as defined therein.

Albert H. Andrews Registered Surveyor # 5699

Myers Surveying Company, Inc.
2740 E. Main Street
Columbus, Ohio 43209

EASEMENTS

The following easements set forth in Chicago Title Insurance Company Commitment Number 36-0092-10-036550 were examined by the undersigned.

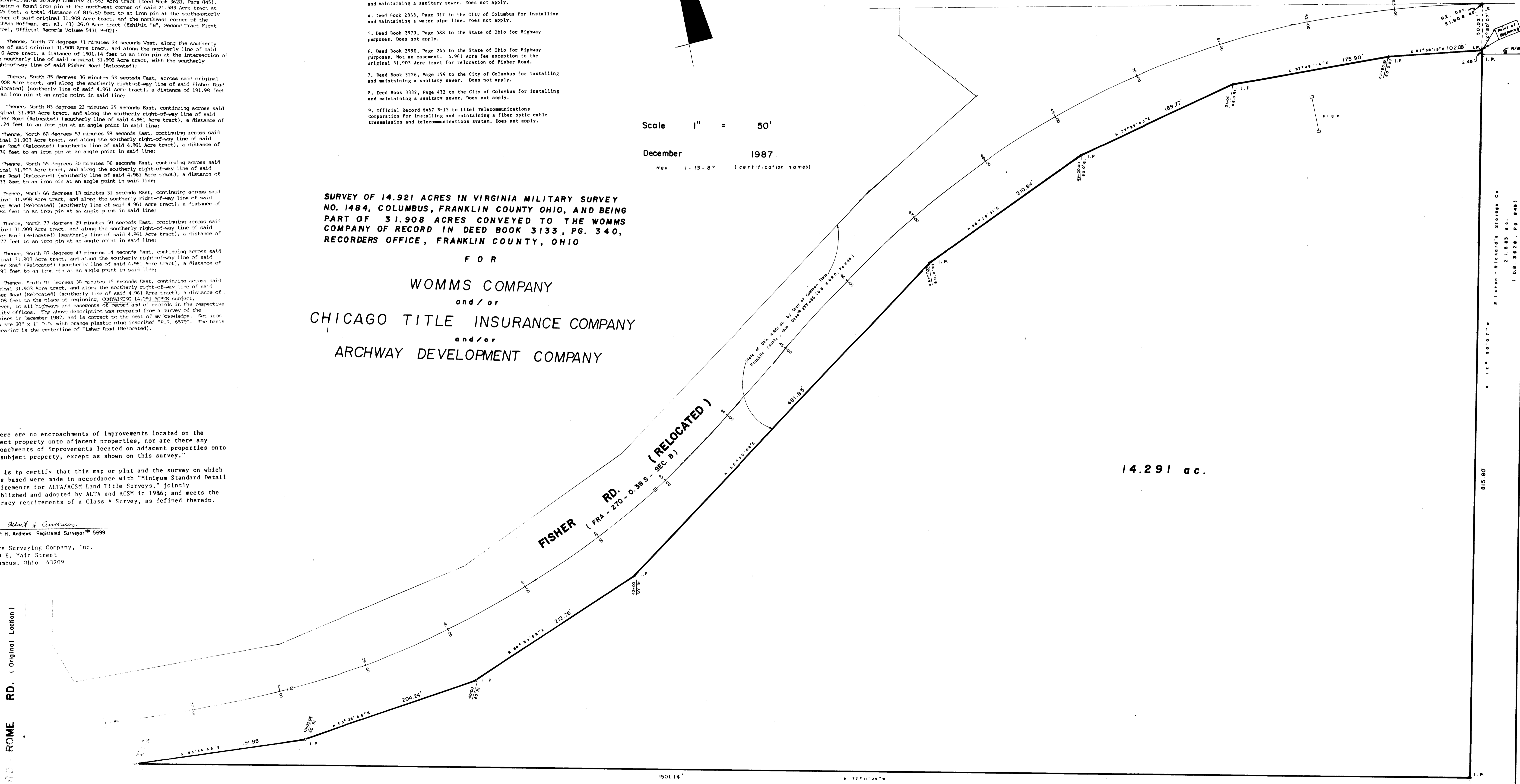
1. Deed Book 914, Page 15 to the Columbus Railway Power and Light Company for installing and maintaining a line for electric transmission within the right of way of Fisher Road. Does not apply.
2. Deed Book 1970, Page 568 to the Ohio Fuel Gas Company for installing and maintaining a gas pipe line. Does not apply.
3. Deed Book 2807, Page 638 to the City of Columbus for installing and maintaining a sanitary sewer. Does not apply.
4. Deed Book 2868, Page 317 to the City of Columbus for installing and maintaining a water pipe line. Does not apply.
5. Deed Book 2979, Page 588 to the State of Ohio for Highway purposes. Does not apply.
6. Deed Book 2990, Page 245 to the State of Ohio for Highway purposes. Not an easement. 4.961 Acre fee exception to the original 31.908 Acre tract for relocation of Fisher Road.
7. Deed Book 3226, Page 154 to the City of Columbus for installing and maintaining a sanitary sewer. Does not apply.
8. Deed Book 3332, Page 432 to the City of Columbus for installing and maintaining a sanitary sewer. Does not apply.
9. Official Record 5467 R-15 to Litel Telecommunications Corporation for installing and maintaining a fiber optic cable transmission and telecommunications system. Does not apply.

Scale 1" = 50'
December 1987
Rev. 1-13-87 (certification names)

SURVEY OF 14.921 ACRES IN VIRGINIA MILITARY SURVEY NO. 1484, COLUMBUS, FRANKLIN COUNTY OHIO, AND BEING PART OF 31.908 ACRES CONVEYED TO THE WOMMS COMPANY OF RECORD IN DEED BOOK 3133, PG. 340, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO
F O R
WOMMS COMPANY
and/or
CHICAGO TITLE INSURANCE COMPANY
and/or
ARCHWAY DEVELOPMENT COMPANY

ROME RD. (Original Location)

FISHER RD. (Original Location)



14.291 ac.

John Ann Hoffman
#101 - Second Trust
Fire Policy
26.0 ac.
D.R.V. 8431 H-02