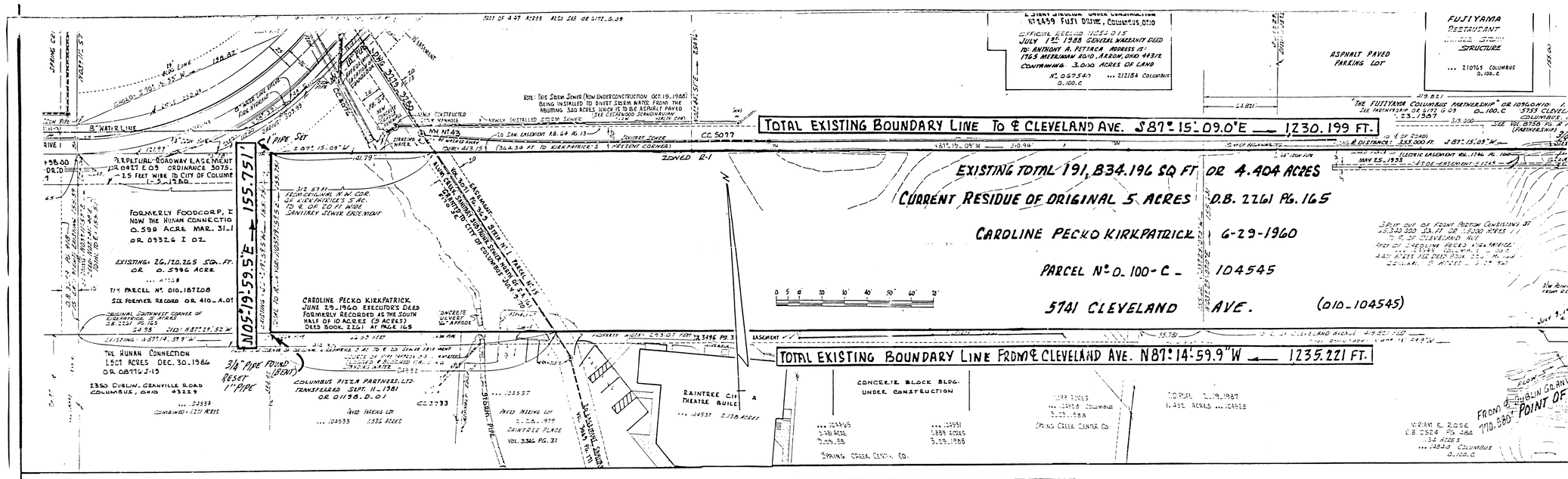

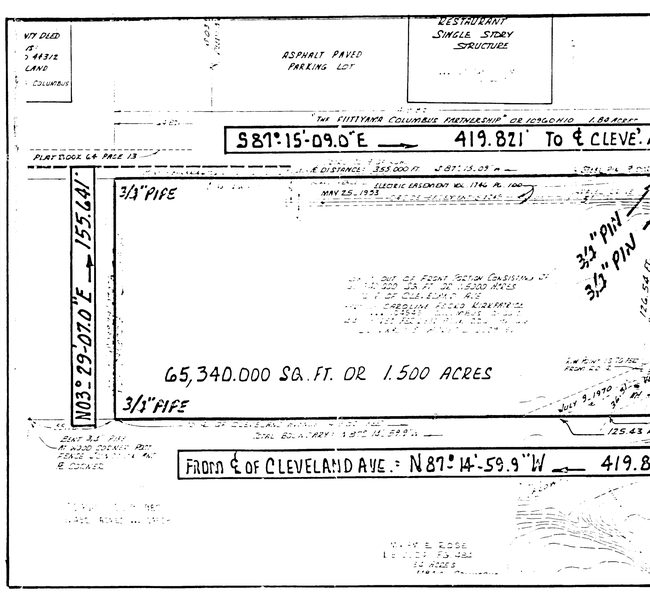

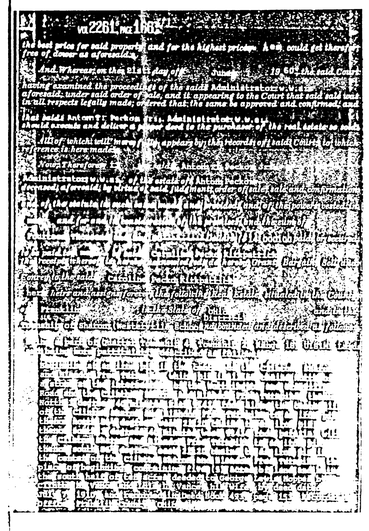

PLAT OF OCT. 1988 FIELD SURVEY
LANDS OF CAROLINE P. KIRKPATRICK
TAX PARCEL No. 010-104545
CITY OF COLUMBUS SCALE: 1"=40'
COUNTY OF FRANKLIN STATE
OF OHIO BY: R.I. BAKER P.S.
Lic. No. S-05539
4.404 ACRES TOTAL EXISTING
WITH 1.500 ACRES SPLIT OUT.

The following is a correct perimeter description of the present total ... (tax records show 4.40) ... land Avenue, City of Colu... Caroline Pecko Kirkpatrick ... Volume 2261 at Pages 165 through ... land situated in Quarter Township ..., Township 2, Range 18 U.S.Military lands and ... particular), described as follows:

Commence as a point of starting ... the centerline of Dublin-Granville Road and in the centerline of Cleveland Avenue ... on the original boundary between Sharon Township and Blendon Township ... with said former township boundary and in the centerline of Cleveland Avenue...N 03 deg 29 min 07.0 sec E 770.880 feet to a P.K.Spike set at the southeasterly corner of original 5 acres of aforesaid Caroline Pecko Kirkpatrick and being the true point of beginning;

Thence: With the southern boundary of said former 5 acres of Kirkpatrick N 87 deg 14 min 59.9 sec W (passing the westerly right of way line of Cleveland avenue at ... feet) a total distance of 1,235.221 feet to a ... 3/4 inch pipe ... but reset with a capped 1 inch pipe at the ... corner of ... conveyed to The Human Connection by ...

Thence: With the centerline of said 0.599 acre parcel and the westerly line of the former 4.404 acres (Kirkpatrick) N 05 deg 19 min 59.5 sec E 155.751 feet to a ... inch pipe set which ... bears S 87 deg 15 min 09.0 sec E 17.... from the original ... corner of aforesaid 5 acres of said former ... Kirkpatrick ...

Thence: With the ... boundary of said ... sec E 1,230.199 feet ... a total distance ... the westerly right ... line of Cleveland ... 1,17... feet to a R.R. spike found in the ... centerline of Cleveland ... at the original northeast corner of said ... Kirkpatrick's 5 acres ... passing a 3/4 inch steel pin at 1,190.199 feet;

Thence: With the centerline of Cleveland Avenue and original township boundary and the ... easterly line of said 5 acres (Kirkpatrick) S 03 deg 29 min 07.0 sec ... feet to the true point of beginning.

Containing said boundary 191,834.196 square feet or 4.404 acres of land now ... tax map 0-100-C-104545 Sharon Township.

... Deed Volume 11... at Page ...

Based on a field survey in October 1988 made by Rodger Irwin Baker Ohio Registered Surveyor # S-05539.

Requested by Mr. G. Arthur Seelbinder, Mr.I.E. (Rick) Davis Attorney at Law and Mr. Hugh Houlton of TransOhio Title Agency, Inc.

Rodger Irwin Baker October 25 th., 1988

Rodger Irwin Baker Surveyor # S-05539
9430 Nioga Toops Road
Mt. Sterling, Ohio 43143
Ph. 614-877-3965 466-2665

Easements affecting:
Volume 3071 Page 369
3063 452
1746 100

Abutting easement ... access O R 0427 E 09
See City Ordinance 97-1-1980 (25 feet wide)

STATE OF OHIO ROGER IRWIN BAKER S5539 REGISTERED SURVEYOR

The following is a correct boundary description of 65,340.000 square feet or 1.500 acres of land in ... Township 2, Range 18 U.S.Military lands, formerly in Sharon Township but now in the City of Columbus, Franklin County, State of Ohio and being the frontage of existing 4.404 acres at 5741 Cleveland Avenue carried as 4.401 acres tax parcel 010-104545 (Sharon Tax Map 0-100-C-104545) Caroline Pecko Kirkpatrick as per Deed Volume 2261 at Page 165 transferred as formerly 5 acres June 29, 1960...said 1.500 acres bounded and more particularly described as follows:

From a spike found in the centerline of Dublin-Granville Road and in the Centerline of Cleveland Avenue so that with the centerline of Cleveland Avenue N 03 deg 29 min 07.0 sec E 770.880 feet the the original southeasterly corner of aforesaid 5 acres of Kirkpatrick (a P.K.Spike set and being after the true point of beginning;

Thence: With the southerly boundary of former 5 acres of Caroline Pecko Kirkpatrick (now 4.404 acres) N 87 deg 14 min 59.9 sec W 419.821 feet to a 3/4 inch pipe set;

Thence: N 03 deg 29 min 07.0 sec E 155.641 feet to a 3/4 inch pipe ... the original northerly boundary of said Kirkpatrick;

Thence: With said northerly boundary and passing a 3/4 inch pipe found at 64.821 feet and passing a 3/4 inch steel pin at 379.821 feet...S 87 deg 15 min 09.0 sec E 419.821 feet to a railroad spike found at the northeasterly corner of former 5 acres of Kirkpatrick and being on the original township boundary in the centerline of Cleveland Avenue;

Thence: With said centerline of Cleveland Avenue S 03 deg 29 min ... W 155.660 feet to the true point of beginning.

Containing within said bounds 1.500 acres ...the easterly portion of existing 4.404 acres as surveyed in October ... by the undersigned (Rodger Irwin Baker).

Subject to a perpetual highway right of way easement recorded in Vol. 369 at Page ... conveyed to Franklin County, ... easement recorded in Vol. 71 at Page ... and an easement to C. & S. O. E. ... recorded in Volume 17... at Page ...

Bearings are based on Official Record Volume 11... at Page D-15.

Based on a field survey in October 1988 made by Rodger Irwin Baker Ohio Registered Surveyor # S-05539.

Requested by Mr. G. Arthur Seelbinder, Mr.I.E. (Rick) Davis Attorney at Law and Mr. Hugh Houlton of TransOhio Title Agency, Inc.

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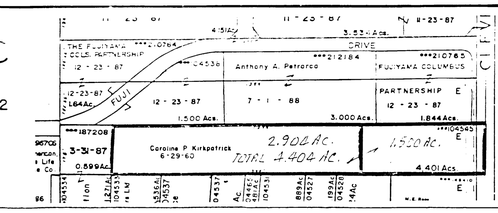
STATE OF OHIO ROGER IRWIN BAKER S5539 REGISTERED SURVEYOR