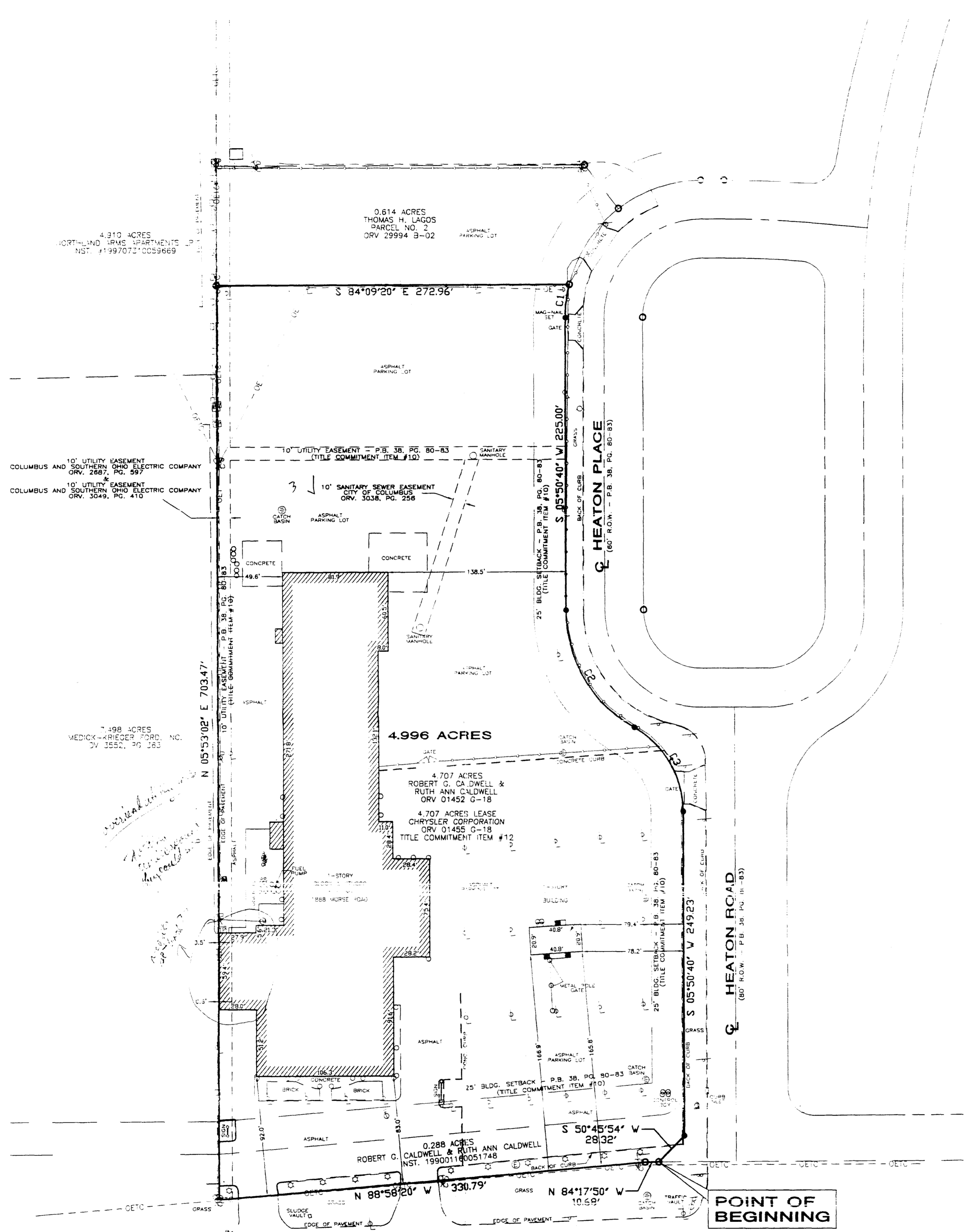


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LEGAL DESCRIPTION

DESCRIPTION OF A 4.996 ACRE TRACT

Situate in Section 4, Township 2, Range 18, United States Military Lands, City of Columbus, County of Franklin, State of Ohio, and being all of a 4.707 acre tract as conveyed to Robert G. and Ruth Ann Caldwell by deed of record in Official Record 01452, G-18 being part of Reserve B of Northland Village East as recorded in Plat Book 38, Page 80 - 83 and all of a 0.288 acre tract as conveyed to Robert G. and Ruth Ann Caldwell by deed of record in instrument No. 199001160051748 being the vacated service road as shown on said Northland Village East plat reference is made to previous surveys, etc. refer to the records of the Franklin County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

Beginning at an iron pin found at the intersection of the north right-of-way line of Morse Road (variable width right-of-way), and the west right-of-way line of Heaton Road (80 feet right-of-way);

thence along the north right-of-way line of said Morse Road and the south line of said 0.288 acre tract North eighty-four degrees seventeen minutes fifty seconds West (N84°17'50"W) for ten and 88/100 feet (10.88) to an iron pin found marking an angle point in the north right-of-way line of said Morse Road and the south line of said 0.288 acre tract;

thence continuing along the north right-of-way line of said Morse Road and the south line of said 0.288 acre tract North eighty-eight degrees fifty-eight minutes twenty seconds West (N88°53'20"W) for three hundred thirty and 79/100 feet (330.79) to an iron pin set marking the southwest corner of said 0.288 acre tract and a corner in the north right-of-way line of said Morse Road;

thence along the north right-of-way line of said Morse Road, the west line of said 0.288 acre tract, the west line of said 4.707 acre tract also being the west line of said Reserve B, the east line of a 7.498 acre tract as conveyed to Medick-Krieger Ford, Inc. by deed of record in Deed Book 3552, Page 363, and the east line of a 4.910 acre tract as conveyed to Northland Arms Apartments LP by deed of record in instrument No. 199707310059669 North five degrees fifty-three minutes two seconds East (N05°53'02"E) for seven hundred three and 47/100 feet (703.47) to an iron pin found marking the northwest corner of said 4.707 acre tract and the southwest corner of a 0.614 acre tract as conveyed to Thomas H. Lagos by deed of record in Official Record 29994, B-02;

thence along the north line of said 4.707 acre tract and the south line of said 0.614 acre tract South eighty-four degrees nine minutes twenty seconds East (S84°09'20"E) for two hundred seventy-two and 96/100 feet (272.96) to an iron pin found marking the northeast corner of said 4.707 acre tract and the southeast corner of said 0.614 acre tract being in the west right-of-way line of Heaton Place (60 feet wide);

thence along the west right-of-way line of said Heaton Place and the east line of said 4.707 acre tract the following four (4) courses:

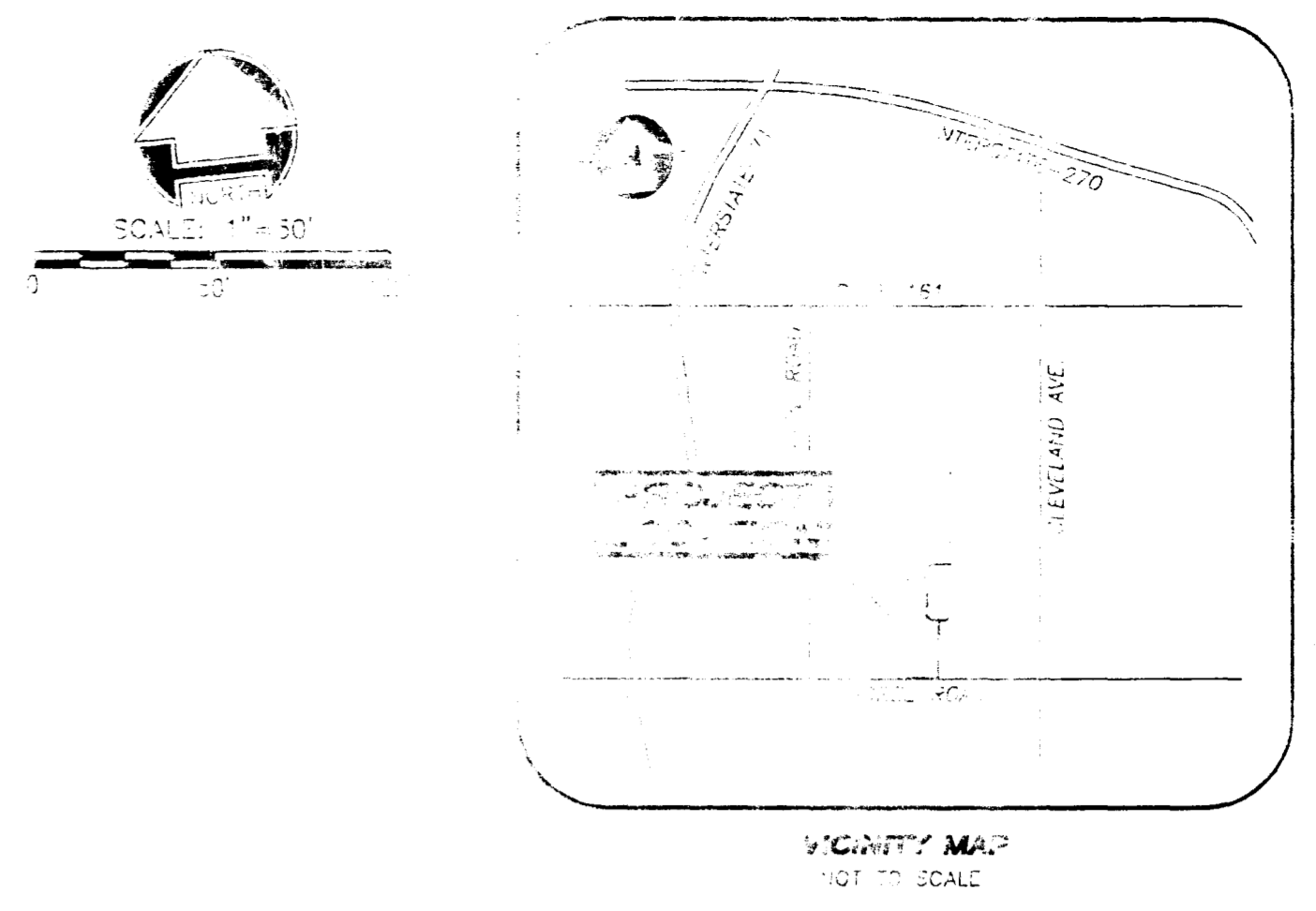
- 1.) on a curve to the left with a radius of one hundred five and 00/100 feet (105.00) for an arc distance of twenty-five and 75/100 feet (25.75), chord bearing South twelve degrees fifty-two minutes sixteen seconds West (S12°52'16"W) for twenty-five and 69/100 feet (25.69), delta angle of said curve being fourteen degrees three minutes sixteen seconds (14°03'16") to an iron pin set;
- 2.) South five degrees fifty minutes forty seconds West (S05°50'40"W) for two hundred twenty-five and 00/100 feet (225.00) to an iron pin set;
- 3.) on a curve to the left with a radius of one hundred five and 00/100 feet (105.00) for an arc distance of one hundred nine and 96/100 feet (109.96), chord bearing South twenty-four degrees nine minutes twenty seconds East (S24°09'20"E) for one hundred five and 00/100 feet (105.00), delta angle of said curve being sixty degrees zero minutes zero seconds (60°00'00") to an iron pin set;
- 4.) on a curve to the right with a radius of seventy-five and 00/100 feet (75.00) for an arc distance of seventy-eight and 54/100 feet (78.54), chord bearing South twenty-four degrees nine minutes twenty seconds East (S24°09'20"E) for seventy-five and 00/100 feet (75.00), delta angle of said curve being sixty degrees zero minutes zero seconds (60°00'00") to an iron pin set;

thence continuing along the east line of said 4.707 acre tract, the west right-of-way line of said Heaton Road, and the east line of said 0.288 acre tract South five degrees fifty minutes forty seconds West (S05°50'40"W) for two hundred twenty-five and 00/100 feet (225.00) to an iron pin set marking a southeast corner of said 0.288 acre tract and an angle point in the west right-of-way line of said Heaton Road;

thence continuing along the west right-of-way line of said Heaton Road and the west line of said 0.288 acre tract South fifty degrees forty-five minutes fifty-four seconds West (S50°45'54"W) for twenty-eight and 32/100 feet (28.32) to the POINT OF BEGINNING, containing four and 996/1000 (4.996) acres, more or less, subject however to all covenants, conditions, restrictions, reservations, rights-of-way, and easements contained in any instrument of record pertaining to the above described tract of land.

This description was prepared from a field survey performed by Woolpert LLP in January, 2001, with bearings based upon the plat of Northland Village East in Plat Book 38, Page 80-83.

All iron pins set are 5/8" rebar, 30" long with a yellow plastic cap marked "WOOLPERT LLP".



CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	14°03'12"	S 12°52'16" W	12.94	105.00	25.75	25.69
C2	60°00'00"	S 24°09'20" E	60.62	105.00	109.96	105.00
C3	60°00'00"	S 24°09'20" E	43.30	75.00	78.54	75.00

LEGEND

□	CATCH BASIN	○	MAIL BOX
⊙	CATCH BASIN ROUND LID	⊙	FLAG POLE
○	CURB INLET	⊙	GROUND LIGHT
○	STORM MANHOLE	⊙	TRAFFIC SIGNAL POLE
⊙	WATER VALVE	⊙	LIGHT POLE
⊙	FIRE HYDRANT	⊙	TELEPHONE AND POWER POLE
⊙	WATER METER	⊙	TELEPHONE/CABLE/POWER POLE
⊙	GAS FILL ACCESS LID	⊙	GUY WIRE
⊙	SANITARY CLEANOUT	⊙	BOLLARD
⊙	SANITARY MANHOLE	⊙	SIGN
⊙	ELECTRIC MANHOLE	⊙	FOUND PKNAIL
⊙	ELECTRIC METER	⊙	FOUND IRON PIPE
⊙	CONTROL BOX	⊙	SET 3/8" SOLID IRON PIN (UNLESS NOTED)
⊙	TELEPHONE PEDESTAL	⊙	CHAIN LINK FENCE
⊙	GAS VALVE	⊙	WOOD FENCE
⊙	GAS METER	⊙	OVERHEAD ELECTRIC
⊙	GAS REGULATOR	⊙	OVERHEAD ELECTRIC/TELEPHONE LINE
⊙		⊙	OVERHEAD ELECTRIC/TELEPHONE/CABLE LINE

TITLE COMMITMENT NOTICE

TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, EFFECTIVE DATE JANUARY 7, 2001, APPLICATION NUMBER F 4001010027, OWNER'S POLICY 10-17-92.

EASEMENT RECORDED IN ORV 2817, PAGE 520 DOES NOT ENTER THE SITE.

ZONING

SUBJECT PROPERTY IS CURRENTLY ZONED C-4, PER CITY OF COLUMBUS ZONING.

CERTIFICATION

The undersigned hereby certifies to the Huntington National Bank and to First American Title Insurance Company, a California Corporation, as of December 29, 2000 that this survey was actually made upon the ground; that the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "lines" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property except as noted on the survey drawing; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easement; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or improvements on the property, other than those shown thereon; that the survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1999 and further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

STEVEN W. NEWELL
OHIO REGISTERED PROFESSIONAL SURVEYOR NO. 7212

DATE 1/5/01

REVISION

NO.	DATE
1	01-02-01

PROJECT No. 56669
DATE 01-02-01
SCALE 1"=50'
DES. CTJ
DR. SWN
CHK. SWN

WOOLPERT LLP
2760 Airport Drive, Suite 140
Columbus, Ohio
43219-2284
614.476.6000
FAX: 614.476.6225

BOB CALDWELL CHRYSLER PLYMOUTH
1888 MORSE ROAD - BEING A 4.996 ACRE TRACT
NORTHLAND VILLAGE EAST
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

SHEET NO. 1 of 1