LEGEND

℄	= Centerline
R/W	= Right-of-Way
L.A. ℄	= Limited Access Right-of-Way
⊙	= Iron Pipe
R.R. Sp.	= Railroad Spike
M.H.	= Manhole
C.B.	= Catch Basin
F.H.	= Fire Hydrant
F.S.	= Fire Sprinkler
F.S.V.	= Fire Sprinkler Valve
W.V.	= Water Valve
G.V.	= Gas Valve
S.L.	= Street Lamp
conc.	= Concrete
c.w.	= Concrete Walk
c.s.	= Concrete Steps

2 WORKING DAYS
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CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Boundary Survey of a 3.432 Acre tract (Tract 1), a 36.915 Acre tract (Tract 2) and a 0.487 Acre tract (Tract 3) located in Quarter Township 3, Township 1, Range 18, United States Military Lands, partly in Clinton Township and partly in the City of Columbus, Franklin County, Ohio, for...

LENNOX INDUSTRIES, INC

I hereby certify to:

LENNOX INDUSTRIES, INC.

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 1988; and meets the accuracy requirements of a Class "A" Survey, as defined therein.

BY: Albert J. Myers
Albert J. Myers, Professional Surveyor #6579

STATE OF OHIO — ALBERT J. MYERS 6579 REGISTERED PROFESSIONAL SURVEYOR

GENERAL NOTES

1. Iron pipes set are 30" X 1" O.D. with orange plastic caps inscribed "P.S. 6579" unless otherwise noted.
2. Tract 3 consists of 0.405 Acres within Clinton Township and 0.082 Acres within the City of Columbus.
3. Tract 3 is in flood zone "C" as per F.I.R.M. #390167-0105-C. Tract 3 is in flood zone "C" as per F.I.R.M. #390167-0105-C and F.I.R.M. #390170-0060-C.
4. No easements have been plotted.

Columbus Building Corporation (D.B. 1135, Pg. 517) 14.992 Ac.

Columbus Building Corporation (D.B. 1286, Pg. 1) 1.553 Ac.

Olentangy Realty Company (D.B. 2659, Pg. 174) 5.607 Ac.

Tract 2 36.915 Ac.

Olentangy Realty Company (D.B. 1262, Pg. 95) 3.627 Ac. First Parcel

Olentangy Realty Company (D.B. 1812, Pg. 416) 0.300 Ac.

Olentangy Realty Company (D.B. 1262, Pg. 95) 1.388 Ac. Second Parcel

Lennox Industries, Inc. (ORV 14515 E-18) 1.85 Ac. Parcel Two

Olentangy Realty Company (D.B. 2893, Pg. 169) 2.982 Ac.

Tract 3 0.487 Ac.

Lennox Industries, Inc. (ORV 14515 E-18) Parcel One

NOTE: See Match Sheet for detail information in this area.

C. & O. Railway Company — 100' — Olentangy River Road — Chambers Road — 60' (as per PB 4, Pg 220) — 20' Alley — Joseph Berger's Subdivision — Plat Book 4, Page 220 — Clinton Twp / City of Columbus — 12' Alley vacated by Ord. 556-57 (Rec. 15, Pg. 85)

Survey Reference ID Nos. 25 126 12

Point of Beginning - Tract 2 — Point of Beginning - Tract 3

N 87°50'00" W 539.35' — S 87°50'00" E 138.10' — N 03°33'00" E 113.85' — S 03°33'00" W 158.40' — N 88°14'00" W 123.20' — S 05°08'55" W 486.56'

Myers Surveying
2740 East Main Street
Bexley, Ohio 43209
(614) 235-8677
Telefax 235-4559

50 0 25 50 100 150
SCALE : 1"=50' (1:600)
MAPPING COMPILED FROM AERIAL PHOTOGRAPHY
EXPOSED: MARCH 4, 1990

LENNOX Industries Inc.
HEATING / AIR CONDITIONING
1711 OLENTANGY RIVER ROAD
P.O. BOX 1319
COLUMBUS, OHIO 43216
Phone: 614/421-6000

SHEET INDEX
2
1

September 6, 1990

M.A.N. MAPPING SERVICES, INC.
4069 LEAP ROAD
HILLIARD OHIO 43026
(614) 876-3665
90-111

Tract 1
3.432 Acres

Situated in the State of Ohio, County of Franklin, Township of Clinton, in Quarter Township 3, Township 1, Range 18, United States Military Lands, being all of Parcel No. Two and part of Parcel No. One conveyed to Columbus Building Corporation by deed of record in Deed Book 2362, Page 146, Recorder's Office, Franklin County, Ohio, and being part of the 2.5 Acre tract conveyed to Columbus Building Corporation by deed of record in Deed Book 1785, Page 618, said Recorder's Office (all references to recorded documents are on file in said Recorder's Office, unless otherwise noted), and being more particularly described as follows:

Beginning at a found iron pipe at the intersection of the northerly line of Kinnear Road (originally 60 feet wide, Road Record 9, Page 122), with the easterly line of C.& O. Railway Company tract (100 feet wide), said pipe being the southerly corner of said Parcel No. Two and the southwest corner of said Parcel No. One;

Thence, along the westerly line of said Parcel No. Two and the easterly line of said C.& O. Railway Company tract, North 12 degrees 51 minutes 20 seconds West, 540.00 feet to a found iron pipe at the northwest corner of said Parcel No. Two and the southwest corner of the State of Ohio (Ohio State University) 7.81 Acre tract (Deed Book 1593, Page 566, First Parcel);

Thence, along the northerly line of said Parcel No. Two, part of the northerly line of said Parcel No. One and part of the southerly line of said 7.81 Acre tract, South 87 degrees 30 minutes 05 seconds East, 210.48 feet to a set iron pipe in the westerly Limited Access Right-of-Way of State Route 315, said pipe also being the northwest corner of the State of Ohio 1.745 Acre tract (Deed Book 3048, Page 5) Parcel Number 11 WD-1, and 109.62 feet left of Station 101+76.16 as shown on Ohio Department of Transportation plans for "Center Line Survey Plat, Olentangy Freeway, FRA-315-2.85, Limited Access", Sheet 15 of 24;

Thence, across said Parcel No. One and said 2.5 Acre tract, along said Limited Access Right-of-Way and westerly line of said 1.745 Acre tract the following four (4) courses:

(1) South 40 degrees 36 minutes 12 seconds East, 128.58 feet to a set iron pipe;
(2) South 31 degrees 40 minutes 19 seconds East, 166.32 feet to a set iron pipe;
(3) South 23 degrees 35 minutes 04 seconds East, 95.96 feet to a set iron pipe;
(4) South 14 degrees 22 minutes 37 seconds East, 202.71 feet to a set iron pipe at the southwest corner of said 1.745 Acre tract, northerly line of the State of Ohio 0.460 Acre tract (Deed Book 3048, Page 7), Parcel No. 11 WD-1, and in the existing northerly right-of-way of Kinnear Road, (said pipe being referenced as 89.32 left of Station 23+51.63, Kinnear on sheet 14 of 24 of said plans);

Thence, across said 2.5 Acre tract and said Parcel No. One, along said existing northerly right-of-way of Kinnear Road and along part of a northerly line of said Parcel No. 11 WD-1, the following three (3) courses:

(1) North 84 degrees 02 minutes 41 seconds West, 11.65 feet to a found iron pipe;
(2) South 81 degrees 59 minutes 22 seconds West, 162.79 feet to a found iron pipe;
(3) South 72 degrees 03 minutes 11 seconds West, 85.44 feet to a set iron pipe in the original northerly line of Kinnear Road at a northwest corner of said Parcel No. 11 WD-1, said pipe being 30 feet left of Station 21+00 of said plans;

Thence, along part of the southerly line of said Parcel No. Two and said original northerly line of Kinnear Road, North 87 degrees 23 minutes 28 seconds West, 64.36 feet to the point of beginning **CONTAINING 3.432 ACRES** subject however, to all legal highways, easements, leases and restrictions of record, and of records in the respective utility offices.

Basis of bearings is the centerline of Chambers Road as South 87 degrees 50 minutes 00 seconds East. Iron pipes set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579" unless otherwise noted.

Tract 2
36.915 Acres

Situated in the State of Ohio, County of Franklin, Township of Clinton, in Quarter Township 3, Township 1, Range 18, United States Military Lands, being part of the 14.992 Acre tract, part of the 4.104 Acre tract, and all of the 0.973 Acre tract and 1.553 Acre tract conveyed to Columbus Building Corporation as shown of record in Deed Book 1135, Page 517, Deed Book 1263, Page 465, Deed Book 2975, Page 499 and Deed Book 1206, Page 1, respectively Recorder's Office, Franklin County, Ohio, and being all of the 2.982 Acre tract, 3.427 Acre tract, 1.388 Acre tract, 0.300 Acre tract, and 5.607 Acre tract conveyed to Olentangy Realty Company, as shown of record in Deed Book 2893, Page 169, Deed Book 1262, Page 95, Deed Book 1811, Page 416, and Deed Book 2670, Page 174, respectively, said Recorder's Office, and all of the 1.85 Acre tract conveyed to Lennox Industries, Inc. as shown of record in Official Records Volume 14515 F-18, (Parcel Two), said Recorder's Office, and being more particularly described as follows:

Beginning at a set railroad spike at the intersection of the original centerline of Olentangy River Road with the centerline of Chambers Road (60 feet wide), said spike being the southeast corner of said 2.982 Acre tract;

Thence, along the southerly lines of said 2.982 Acre and 1.85 Acre tract, and along said centerline of Chambers Road, North 87 degrees 50 minutes 00 seconds West, 539.35 feet to a found axle at the intersection of said centerline of Chambers Road with the easterly line of the C.& O. Railway Company tract (100 feet wide), said axle being the southwest corner of said 1.85 Acre tract;

Thence, along the westerly lines of said 1.85 Acre tract, 3.427 Acre tract, 5.61 Acre tract, 14.992 Acre tract, part of the westerly line of said 4.104 Acre tract and the easterly line of said C.& O. Railway Company tract, North 12 degrees 51 minutes 20 seconds West, 2,099.32 feet to a set railroad spike at the intersection of said line with the centerline of Kinnear Road (originally 60 feet wide, Road Record 9, Page 122);

Thence, along the northerly line of said 4.104 Acre tract and along said centerline of Kinnear Road, South 87 degrees 23 minutes 28 seconds East, 696.76 feet to a State of Ohio highway monument found at a point of curvature, said monument shown as Station 27+40.70 on Ohio Department of Transportation plans for "Center Line Survey Plat, Olentangy Freeway, FRA-315-2.85, Limited Access", Sheet 14 of 24;

Thence, continuing along said centerline of Kinnear Road along the arc of a curve to the right, said curve having a radius of 475.00 feet, delta of 04 degrees 09 minutes 45 seconds, and chord bearing and distance of South 85 degrees 18 minutes 53 seconds East, 34.50 feet to a set P.K. nail in the easterly line of said 4.104 Acre tract;

Thence, along part of the easterly line of said 4.104 Acre tract, South 02 degrees 36 minutes 32 seconds West, 28.75 feet to a set railroad spike in the original southerly line of Kinnear Road at a northeast corner of said 0.665 Acre tract and the northwest corner of the State of Ohio 0.665 Acre tract (Deed Book 2980, Page 117), Parcel No. 12 WD;

Thence, across said 4.104 Acre tract, along the original southerly line of Kinnear Road and along a northerly line of said Parcel No. 11 WD-1, North 87 degrees 23 minutes 28 seconds West, 675.18 feet to a set iron pipe at the southwest corner of said Parcel No. 11 WD-1, said pipe being 30 feet right of Station 21+00 as shown on said plans;

Thence, across said 4.104 Acre tract and along a southerly line of said Parcel Number 11 WD-1, South 79 degrees 03 minutes 58 seconds East, 75.80 feet to a set P.K. nail in a 1.0 foot wide concrete wall at an angle point in said line;

Thence, continuing along said line, South 87 degrees 23 minutes 28 seconds East, 565.70 feet to a set P.K. nail at a point of curvature;

Thence, continuing along said line and along the southerly line of said Parcel No. 12 WD, part of the northerly line of said 0.973 Acre tract, and along the arc of a curve to the right, said curve having a radius of 150.00 feet, delta of 20 degrees 47 minutes 24 seconds, and chord bearing and distance of South 76 degrees 59 minutes 41 seconds East, 54.13 feet to a set iron pipe at a point of tangency;

Thence, continuing along the southerly line of said Parcel No. 12 WD and the northerly line of said 0.973 Acre tract, South 62 degrees 59 minutes 00 seconds East, 89.72 feet to a set iron pipe at an angle point in said line;

Thence, continuing along said line, South 65 degrees 25 minutes 41 seconds East, 86.82 feet to a set iron pipe at a point of curvature;

Thence, continuing along said line, across said 14.992 Acre tract and along the southerly line of the State of Ohio 0.031 Acre tract (Deed Book 3048, Page 3, Parcel No. 11 WD, 0.031 Acre tract), along the arc of a curve to the right, said curve having a radius of 415.00 feet, delta of 60 degrees 18 minutes 40 seconds, and chord bearing and distance of South 25 degrees 57 minutes 30 seconds East, 416.95 feet to a set P.K. nail at a southwest corner of said Parcel No. 11 WD;

Thence, across said 14.992 Acre tract and along a southerly line of said Parcel No 11 WD, South 56 degrees 22 minutes 40 seconds East, 14.85 feet to a set iron pipe at the southerly corner of said Parcel No. 11 WD and in the westerly line of Olentangy River Road;

Thence, across said 14.992 Acre tract, South 84 degrees 49 minutes 33 seconds East, 30.00 feet to a set P.K. nail in the original centerline of Olentangy River Road and the easterly line of said 14.992 Acre tract;

Thence, along said original centerline and along part of the easterly line of said 14.992 Acre tract, the easterly lines of said 1.553 Acre tract, 5.607 Acre tract, 3.427 Acre tract and 2.982 Acre tract, South 05 degrees 08 minutes 55 seconds West, 1,486.56 feet to the point of beginning **CONTAINING 36.915 ACRES** subject however, to all legal highways, easements, leases and restrictions of record, and of records in the respective utility offices.

Basis of bearings is the centerline of Chambers Road as South 87 degrees 50 minutes 00 seconds East. Iron pipes set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579" unless otherwise noted.

Tract 3
0.487 Acres

Situated in the State of Ohio, County of Franklin, partly in the City of Columbus and partly in the Township of Clinton, in Quarter Township 3, Township 1, Range 18, United States Military Lands, being Lot Numbers 23, 23, and 24 of "Joseph Berger's Subdivision", as same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 220, Recorder's Office, Franklin County, Ohio, together with the east half of the alley abutting the west side of said Lot 22 vacated by Ordinance 336-37 and recorded in Road Record 15, Page 85, and also being all of Parcel One conveyed to Lennox Industries, Inc. as shown of record in Official Record Volume 14515 E-18 (Parcel One), said Recorder's Office, and being more particularly described as follows:

Beginning at a found solid iron pin in the southerly line of Chambers Road (60 feet wide), at the northeast corner of said Lot 24 and the northwest corner of Lot 25 of said subdivision;

Thence, along the easterly line of said Lot 24 and the westerly line of said Lot 25, South 04 degrees 26 minutes 51 seconds West, 156.40 feet to a point at the southeast corner of said Lot 24, southwest corner of said Lot 25 and in the northerly line of a 20 foot wide alley, said corner being referenced by a found iron pipe 0.10 feet east;

Thence, along the southerly line of said Lots 24, 23, and 22 and across part of said vacated alley, North 88 degrees 14 minutes 00 seconds West, 123.20 feet to a set iron pipe;

Thence, along the centerline of said vacated alley, parallel with and 7.00 feet westerly of, as measured at right angles to, the westerly line of said Lot 22, North 12 degrees 45 minutes 28 seconds West, 44.86 feet to a set iron pipe at an angle point in said line;

Thence, continuing along said line, North 03 degrees 39 minutes 00 seconds East, 113.85 feet to a set iron pipe in the southerly line of said Chambers Road;

Thence, along said southerly line of Chambers Road, along part of the northerly line of said vacated alley and the northerly lines of said Lots 22, 23 and 24, South 87 degrees 50 minutes 00 seconds East, 138.10 feet to the point of beginning **CONTAINING 0.487 ACRES**, subject however, to all legal highways, easements, leases and restrictions of record, and of records in the respective utility offices.

Basis of bearings is the centerline of Chambers Road as South 87 degrees 50 minutes 00 seconds East. Iron pipes set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579" unless otherwise noted. The above described 0.487 Acre tract consists of 0.08% Acres within Clinton Township and 0.092 Acres within the City of Columbus.

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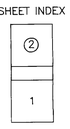

SCALE : 1"=50' (1:600)
MAPPING COMPILED FROM AERIAL PHOTOGRAPHY
EXPOSED: MARCH 4, 1990

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