



Situated in the State of Ohio, County of Franklin, City of Upper Arlington, in Quarter Section 4, Township 1, Range 19, United States Military Lands, being part of an original 1.00 Acre tract conveyed to Irvin Hommon of record in Deed Book 848, Page 582, all references being to records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted, and being more particularly described as follows:

Beginning at an iron pipe set in the east line of said Hommon 1.00 Acre tract, at the southeast corner of a 0.086 Acre tract conveyed to the Franklin County Commissioners in official Record Volume 8838, C-05, said point also being in the west line of a 2.143 Acre tract conveyed to Wayne E. Brown, et al, (trustees) in Deed Book 2558, Page 281, said point also being 30.65 feet right of station 135 + 20.95 as shown on the Centerline Survey Plat of Fishinger Road-C.R. 52 of record in the Franklin County Engineer's Office;

Thence, along the east line of said Hommon 1.00 Acre tract, west line of said Brown 2.143 Acre tract, South 12 degrees 02 minutes 02 seconds East, 169.56 feet to a found iron pin at a northwest corner of said Brown 2.143 Acre tract;

Thence, along a north line of said Brown 2.143 Acre tract North 86 degrees 53 minutes 17 seconds West, 212.16 feet to an iron pin set in the east right-of-way of Riverside Drive (U.S. #33) at a northwest corner of said Brown 2.143 Acre tract;

Thence, along the east right-of-way of Riverside Drive (U.S. #33) as shown on Location Plan U.S.R.-33-(8.82-8.99) of record in Ohio Department of Transportation, District 6, North 12 degrees 03 minutes 02 seconds West, 103.56 feet to an iron pin set at the southwest corner of said 0.086 Acre tract, said point also being 61.27 feet right of station 133 + 08.56 as shown on said Centerline Plat of Fishinger Road-C.R. 52;

Thence, along the south line of said 0.086 Acre tract the following four (4) courses and distances (all stationing reference being as shown on said Centerline Plat of Fishinger Road-C.R. 52):

- 1) North 54 degrees 04 minutes 29 seconds East, 43.63 feet to a set iron pin, 43.00 feet right of station 133 + 48.17;
- 2) North 75 degrees 35 minutes 24 seconds East, 64.00 feet to a set iron pin, 37.24 feet right of station 134 + 14.97;
- 3) North 79 degrees 03 minutes 36 seconds East, 50.00 feet to a set iron pin, 31.90 feet right of station 134 + 67.06;
- 4) along the arc of a curve to the right having a radius of 763.94 feet, a central angle of 03 degrees 52 minutes 42 seconds, a chord bearing and distance of North 87 degrees 45 minutes 51 seconds East 51.70 feet to the point of beginning, CONTAINING 0.694 ACRES, subject however to all legal easements, restrictions, and rights-of-way of record.

Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. #6579". Basis of bearings is North 78 degrees 50 minutes 20 seconds East from station 119 + 98.97 to station 134 + 53.61 as shown on the Centerline Survey Plat of Fishinger Road - C.R. 52 of record in the Franklin County Engineer's Office.

Lawyers Title Insurance Corporation Commitment No. 56447-201 Schedule B-Section 2-Exceptions:

Easement granted to American and Southern Ohio Electric Company, of record in Deed Book 2483, Page 433, to the west.

Temporary easement agreement of Franklin County Commission, of record in Deed Book 2483, Page 433, does not apply.

To TransOhio Title Agency Inc. and/or American Mortgages Inc. to certify that this plat and the survey on which it is based, were made in accordance with Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys jointly established by and adopted by ALTA and ACSM with the necessary requirements of a Class A Survey as defined therein.

Being 0.694 Acres, part of an original 1.00 Acre tract (D.B.848,Pg.582), in the City of Upper Arlington, County of Franklin, State of Ohio.

For  
**TransOhio Title Agency Inc.**  
 and/or  
**American Mortgages Inc.**

Parking Spaces	
43	Standard
2	Handicapped
45	Total



MARCH 7, 1991



*Paul T. Dinan*  
 PAUL T. DINAN P.S. 7312

**Myers Surveying**  
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