

SURVEY OF ACREAGE PARCEL
 LOCATED IN VIRGINIA MILITARY SURVEY NUMBER 544
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Situate in the State of Ohio, County of Franklin, City of Columbus, being part of Reserve "D" of "WESTBROOKE CORPORATE PARK", as the plat of same is of record in Plat Book 68, Pages 6 and 7, all references being to records in the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the southerly right-of-way line of Paragon Drive (60 feet in width), at the northeasterly corner of said Reserve "D", and being in the westerly line of "ROBERTS ROAD CORPORATE PARK", as the plat of same is of record in Plat Book 57, Page 97;

thence South 38° 16' 31" East, along the westerly line of said "ROBERTS ROAD CORPORATE PARK", a distance of 290.14 feet to a point in the northerly line of "GOLFVIEW WOODS SECTION 9", as the plat of same is of record in Plat Book 64, Page 93;

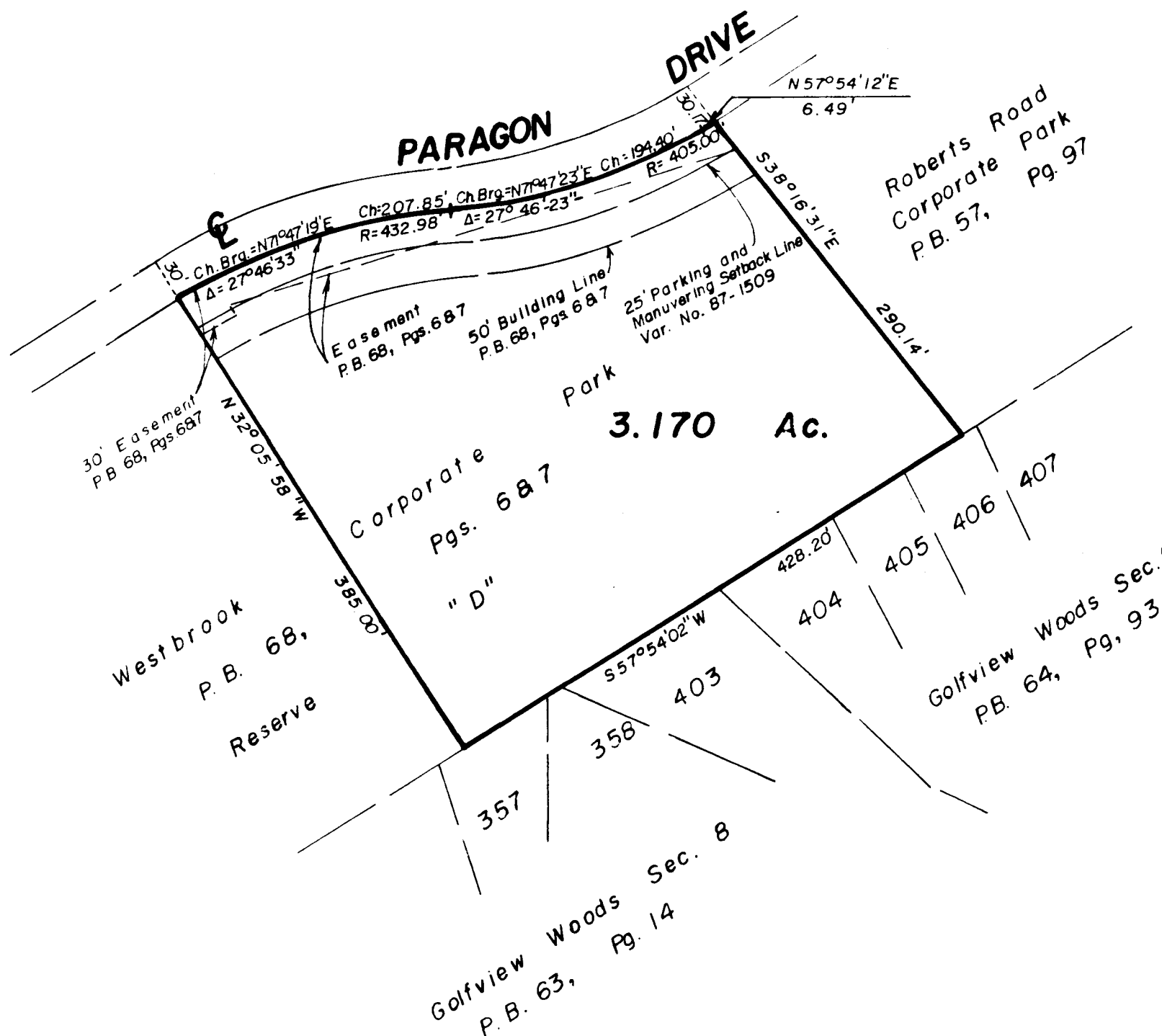
thence South 57° 54' 02" West, along said northerly line of "GOLFVIEW WOODS SECTION 9" and the northerly line of "GOLFVIEW WOODS SECTION 8", of record in Plat Book 63, Page 14, a distance of 428.20 feet to a point;

thence North 32° 05' 58" West, crossing Reserve "D", a distance of 385.00 feet to a point in the southerly right-of-way line of Paragon Drive;

thence along said right-of-way line of Paragon Drive, being the arc of a curve to the right (Delta = 27° 46' 33", Radius = 432.98 feet), a chord bearing and distance of North 71° 47' 19" East, 207.85 feet to a point of reverse curvature;

thence continuing along said right-of-way line, being the arc of a curve to the left (Delta = 27° 46' 23", Radius = 405.00 feet), a chord bearing and distance of North 71° 47' 23" East, 194.40 feet to a point of tangency;

thence North 57° 54' 12" East, continuing along said right-of-way line, a distance of 6.49 feet to the place of beginning, containing 3.170 acres, more or less.



NOTES:

Subject property does not lie within an area designated as a Flood Hazard by the U.S. Department of HUD.

The bearings shown hereon are based on the same meridian as the plat of record found in Plat Book 68, Pgs. 6 & 7.

Acreage -
 3.453 Acre to $\frac{1}{2}$ of Street
 0.283 Acre R/W
 3.170 Acre Net

SURVEYED & PLATTED
 BY
EVANS, MECHWART, HAMBLETON & TILTON, INC.
 CONSULTING ENGINEERS & SURVEYORS
 170 MILL STREET COLUMBUS, OHIO 43230
 PHONE (614) 471-5150

I, the undersigned, being a duly licensed and qualified surveyor in and for the State of Ohio, do hereby certify that I made a survey of the above described land and improvements on the 8th day of September, 1989 and that this survey fully and correctly represents the property owned by Conserv 270 Limited as Columbus, Ohio, including all buildings, structures, and improvements thereon. I have shown all recorded easements and rights-of-way as described in copies of recorded instruments furnished to me by the title insurance company or assenting attorney, (with reference to recording data) and, unless otherwise shown, the physical evidence and recorded description of such easements conform. All of said buildings, structures, and improvements, including location and dimensions, are correctly depicted and are fully complete, except as shown hereon. I further certify there are no: (1) easements, (2) rights-of-way across said property, (3) party walls, (4) encroachments on adjoining properties or streets by any of said buildings, structures, or improvements, or (5) encroachments on said property by buildings, structures, or other improvements situated on adjoining property, except as shown hereon; there are no streams, rivers, springs, ponds, lakes, ditches or drains located or bordering on or running through the subject premises, except as shown; there are no gates, doors or walls between parcels or roads, highways, streets or alleys and all parcels which comprise the whole subject premises are contiguous. All public roads, highways, streets and alleys running adjacent to or upon the subject premises are shown; a physical evidence of boundary lines and lines of possession or occupancy have been shown, and proper notation made where in conflict with the legal description; there are no boundary line discrepancies and no deficiencies in the quantity of the land described in the legal description; the survey was actually made on the ground as per record description furnished by the title insurance company or assenting attorney and is true and correct.

By Thomas D. Sibbald
 Registered Surveyor No. 5908
 SCALE: 1" = 100' September 8, 1989

