

**DESCRIPTION OF 23.993 ACRES
SOUTH OF DUBLIN - GRANVILLE ROAD
EAST OF CLEVELAND AVENUE
COLUMBUS, OHIO**

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 3, Township 2, Range 17, United States Military Lands, being 23.993 acres (and all that remains) of that original 24 acre 70 rod tract of land (approximately 24.4 acres) as described in a deed to Kenneth L. Kauffman, Ronald W. Kauffman and Phyllis Kauffman Fox, of record in Deed Book 2699, Page 620, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin set in the northern line of said 24.4 acre tract, in the easterly right-of-way line of Cleveland Avenue, 45.00 feet from centerline, and in the southerly line of the Village of Minerva Park, a subdivision of record in Plat Book 20, Page 60, said iron pin also being at the northeastern corner of that 0.459 acre tract as described in a deed to the Franklin County Commissioners, of record in Official Records Volume 28492, Page 116 and located South 41°00'00" West, a distance of 824.86 feet and South 86°09'05" East, a distance of 40.00 feet from Franklin County Engineer's Monument No. 3363.

Thence South 86°09'05" East, along the northern line of said 24.4 acre tract, the southerly line of Minerva Park, a distance of 2109.24 feet to an iron pin found at the northeastern corner of said 24.4 acre tract; the northwesterly corner of Parcel No. 7 as described in a deed to Marvin L. Gossman and Diane G. Witt, of record in Official Records Volume 14654, Page 214.

Thence South 41°02'59" West, along the common line between said 24.4 acre tract and said Parcel No. 2, a distance of 491.58 feet to the southeasterly corner of said 24.4 acre tract, the northeasterly corner of the Blandon Addition, a subdivision of record in Plat Book 7, Pages 410 and 411, said corner being witnessed by an iron pin found 2.0 feet south.

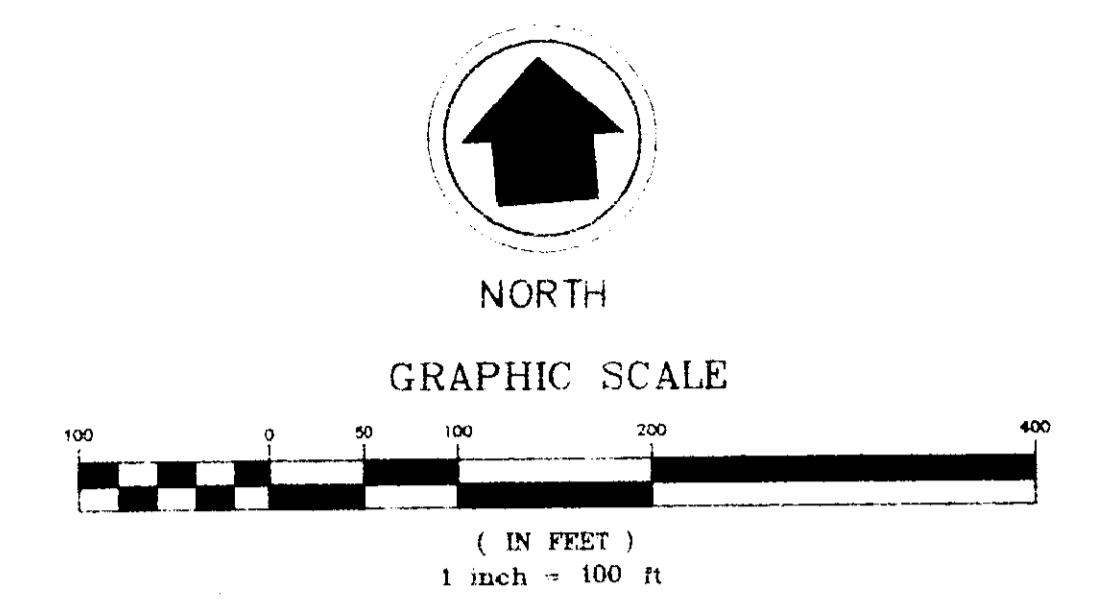
Thence North 86°22'05" West, along the common line between said 24.4 acre tract and the Blandon Addition, a distance of 2108.86 feet to an iron pin set in the easterly right-of-way line of Cleveland Avenue.

Thence North 41°00'00" East, along said right-of-way line the easterly line of the aforementioned 0.459 acre tract, a distance of 499.55 feet to the place of beginning and containing 23.993 acres of land.

Bearings herein are based on North 41°00'00" East for Cleveland Avenue as depicted on Franklin County right-of-way plans.

Iron pins set consist of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E ENG"

VILLAGE OF MINERVA PARK
P.B. 20, PG. 60



BEARINGS HEREON ARE BASED ON NORTH 41°00'00" EAST FOR THE CENTERLINE OF CLEVELAND AVE. AS SHOWN ON FRANKLIN COUNTY RIGHT-OF-WAY PLANS DATED 2/18/94.

● IRON PIN FOUND
○ IRON PIN SET (M-E ENG)

EASTBRIDGE STREET TO BE VACATED BY VILLAGE OF MINERVA PARK

KENNETH L. KAUFFMAN
RONALD W. KAUFFMAN
PHYLLIS KAUFFMAN FOX
D.V. 2699, PG. 620
24 ACRES & 70 RODS (DEED)

23.993 ACRES

EASEMENT NOTES
THE FOLLOWING EASEMENTS DO NOT APPLY TO THIS SITE:
D.B. 3435, PG. 166
D.B. 3523, PG. 115
D.B. 1064, PG. 282

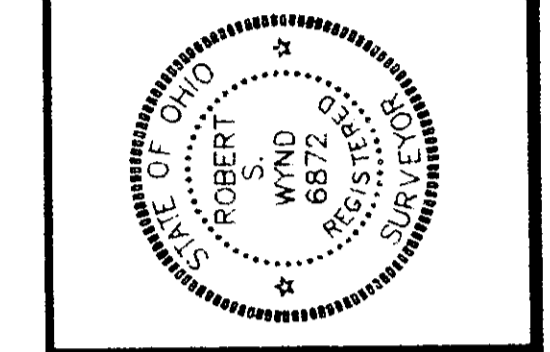
NOTES
THIS SURVEY WAS PREPARED FROM LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT NO. 84471-14, DATED AUGUST 12, 1996.

ACCORDING TO F.E.M.A. MAP PANEL NO. 39049C0155 G, DATED AUGUST 2, 1995 THE SITE SHOWN HEREON IS NOT LOCATED IN A FLOOD HAZARD AREA.

CERTIFICATION
The undersigned hereby certifies to State Savings Bank, Affordable Housing Associates, Inc., Lawyers Title Insurance Corporation, Cornerstone Title Agency, Inc. and Paramount Title Agency, Inc., as of the date of survey as follows: this survey was actually made upon the ground, and the information, courses and distances shown hereon are correct; the title lines and lines of actual possession are the same; that there are no encroachments or uses affecting the property appearing from a careful physical inspection of the same, other than those shown hereon; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvement or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises, except as shown hereon; and the property does not lie within any flood hazard area shown on F.E.M.A. Map Panel No. 39049C0155 G, dated August 2, 1995. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1992 and meets the accuracy requirements of an Urban Class Survey as defined therein.

(010)
11733 F
11733 G
84107550

REVISIONS	DATE	BY	DESCRIPTION



M-E CIVIL ENGINEERING INC.
500 SOUTH FRONT STREET
COLUMBUS, OHIO 43215
PHONE: (614) 469-4903
FAX: (614) 469-4989
DATE: 9/16/96
REGISTERED SURVEYOR NO. 6872

MORTGAGE SURVEY
KAUFFMAN PROPERTY
CLEVELAND AVENUE
COLUMBUS, OHIO

FIELD	PM	DRAWN
EM	BW	DC
SCALE	HORIZ. 1"=100'	
	VERT.	
JOB	963063	
DATE	SEPTEMBER 1996	
SHEET NO.	1/1	
PRINT DATE		
M-E ENGINEERING INC. COLUMBUS, OHIO		
SEP 06 1996		
PRINTED		