DESCRIPTION OF 6.985 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Grandview Heights, in Quarter Township 4, Township 1 North, Range 19 West, United States Military Lands, being part of a 9.361 acre tract of land (6.985 acres by recent survey) as conveyed to Scioto-Darby Investments, Inc. by deed of record in Official Record 11206, Page A 03, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a P.K. Nail set in the centerline of West Fifth Avenue (60 feet wide) with the curved southwesterly right-of-way line of ConRail (80 feet wide), at the southeast corner of said 6.985 acre tract;

thence ... and said centerline extended westerly and along the ... to a point in the low waterline in the east bank of the Scioto River, at the southwest corner of said 6.985 acre tract (passing a point in the curved centerline of Riverside Drive at 771.58 feet, passing a 3/4-inch I.D. iron pipe found at 771.58 feet and passing a ... at 1,025.23 feet);

thence ... and along west lines of said 6.985 acre tract the following ... courses:

1. N ...
2. N ...
3. N ...
4. N ...
5. N ...
6. N ... point of curvature (passing a 3/4-inch I.D. iron pipe found at ... feet) at the intersection of the curved south right-of-way line of ConRail and at the northwest corner of said 6.985 acre tract;

thence ... along the curved south right-of-way line of ConRail and along a north line of said 6.985 acre tract a distance of ... feet to a 3/4-inch I.D. iron pipe found at a point of curvature (passing a 3/4-inch I.D. iron pipe set at 25.05 feet);

thence easterly along a portion of the curved south right-of-way line of ConRail, along the curved north line of said 6.985 acre tract, with a curve to the right, data of which is: radius = 1,392.69 feet and sub-delta = 2° 49' 16", a sub-chord distance of 68.57 feet bearing S 83° 46' 09" E to a P.K. Nail set in the centerline of Riverside Drive, at a corner of said 6.985 acre tract and at the northwest corner of a 1.29 acre tract of land conveyed to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 1937, Page 5, Recorder's Office, Franklin County, Ohio;

thence S 27° 09' 06" E along the centerline of Riverside Drive, along a line of said 6.985 acre tract and along the west line of said 1.29 acre tract a distance of 192.68 feet to a P.K. Nail set at a corner of said 6.985 acre tract and at the southwest corner of said 1.29 acre tract;

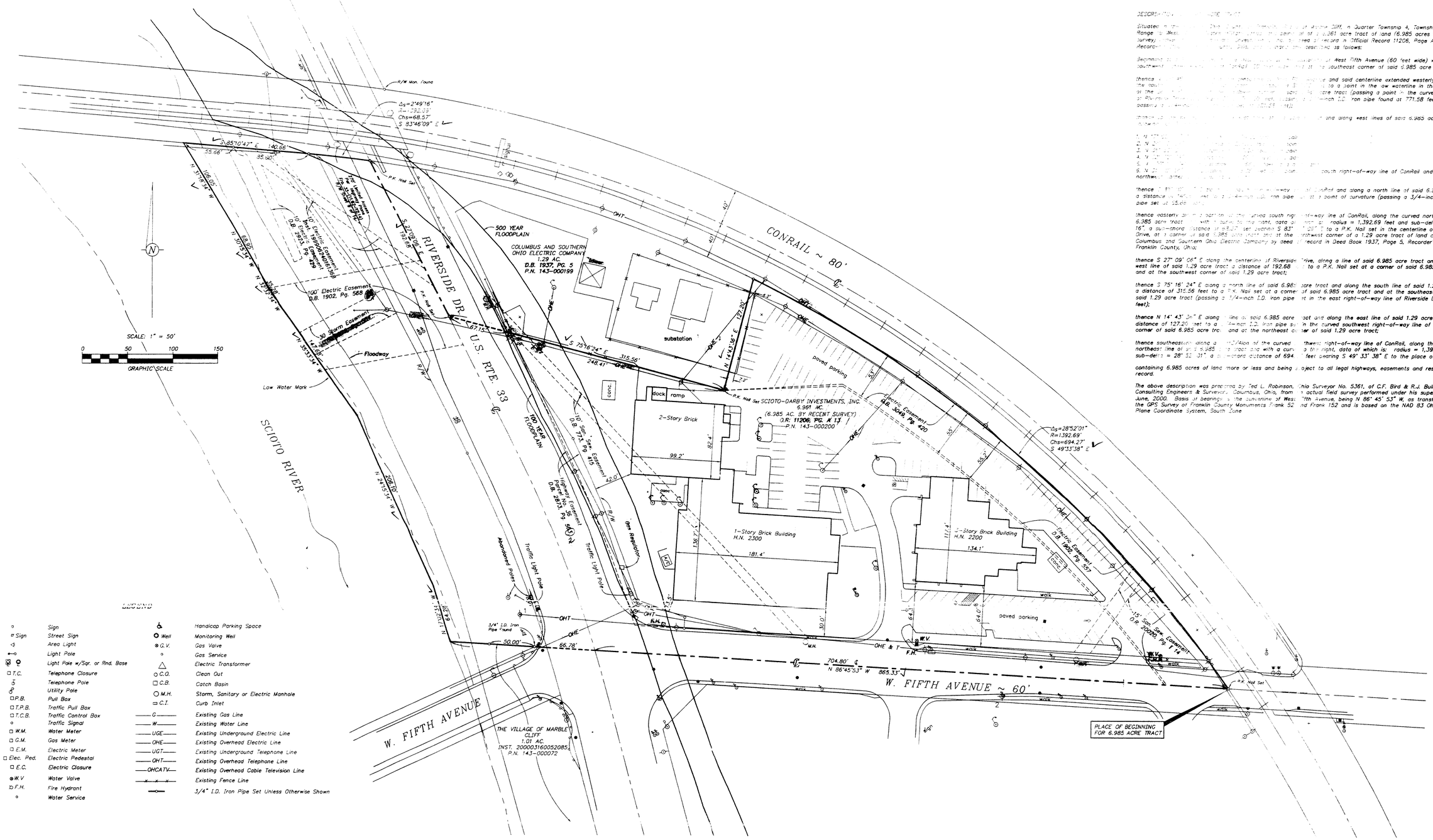
thence S 75° 16' 24" E along a north line of said 6.985 acre tract and along the south line of said 1.29 acre tract a distance of 315.56 feet to a P.K. Nail set at a corner of said 6.985 acre tract and at the southeast corner of said 1.29 acre tract (passing a 3/4-inch I.D. iron pipe set in the east right-of-way line of Riverside Drive at 67.15 feet);

thence N 14° 43' 36" E along a line of said 6.985 acre tract and along the east line of said 1.29 acre tract a distance of 127.20 feet to a 3/4-inch I.D. iron pipe set in the curved southwest right-of-way line of ConRail, at a corner of said 6.985 acre tract and at the northeast corner of said 1.29 acre tract;

thence southeasterly along a portion of the curved southwest right-of-way line of ConRail, along the curved northeast line of said 6.985 acre tract and with a curve to the right, data of which is: radius = 1,392.69 feet and sub-delta = 28° 52' 01", a sub-chord distance of 694.27 feet bearing S 49° 33' 38" E to the place of beginning;

containing 6.985 acres of land more or less and being subject to all legal highways, easements and restrictions of record.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in June, 2000. Basis of bearings is the centerline of West Fifth Avenue, being N 86° 45' 53" W, as transferred from the GPS Survey of Franklin County Monuments Frank 52 and Frank 152 and is based on the NAD 83 Ohio State Plane Coordinate System, South Zone.



LEGEND

○	Sign	♿	Handicap Parking Space
⊐ Sign	Street Sign	○ Well	Monitoring Well
◁	Area Light	⊗ G.V.	Gas Valve
⟵○	Light Pole	◦	Gas Service
▣ ○	Light Pole w/Sqr. or Rnd. Base	△	Electric Transformer
□ T.C.	Telephone Closure	○ C.O.	Clean Out
◁	Telephone Pole	□ C.B.	Catch Basin
◁	Utility Pole	○ M.H.	Storm, Sanitary or Electric Manhole
□ P.B.	Pull Box	▭ C.I.	Curb Inlet
□ T.P.B.	Traffic Pull Box		
□ T.C.B.	Traffic Control Box	—— G ——	Existing Gas Line
◦	Traffic Signal	—— W ——	Existing Water Line
□ W.M.	Water Meter	—— UGE ——	Existing Underground Electric Line
□ G.M.	Gas Meter	—— OHE ——	Existing Overhead Electric Line
□ E.M.	Electric Meter	—— UGT ——	Existing Underground Telephone Line
□ Elec. Ped.	Electric Pedestal	—— OHT ——	Existing Overhead Telephone Line
□ E.C.	Electric Closure	—— OHCATV ——	Existing Overhead Cable Television Line
⊗ W.V.	Water Valve	x x x	Existing Fence Line
▷ F.H.	Fire Hydrant	—o—	3/4" I.D. Iron Pipe Set Unless Otherwise Shown
◦	Water Service		

BASIS OF BEARINGS: THE CENTERLINE OF WEST FIFTH AVENUE, BEING N 86°45'53" W, AS TRANSFERRED FROM THE GPS SURVEY OF FRANKLIN COUNTY MONUMENTS FRANK 52 AND FRANK 152 AND IS BASED ON THE NAD 83 OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

—o— 3/4" I.D. Iron Pipe Set Unless Otherwise Shown

Property is in Zone X (areas determined to be outside the 500-year flood plain) on Flood Insurance Rate Map, Panel 227 of 387, Franklin County, Ohio and incorporated areas, Map No. 39049C0227 G (Effective Date: August 2, 1995) except as shown.

D.B. 2188, Pg. 625 is an easement for ingress/egress over paved areas.

In my opinion the following easements do not apply:
D.B. 1206, Pg. 248; D.B. 620, Pg. 24;
D.B. 2648, Pg. 236 (Expired); D.B. 2033, Pg. 18
D.B. 2873, Pg. 560 (Expired)

I hereby certify that this plat was prepared from an actual field survey performed under my supervision in June, 2000. Each 3/4" I.D. iron pipe set is marked with a yellow plastic cap imprinted "Bird & Bull, Inc.".

Ted L. Robinson

Ted L. Robinson, Ohio Surveyor No. 5361

Easement information shown hereon is from Commonwealth Land Title Insurance Company Commitment No. BT-11259, effective date of July 17, 2000, at 7:00 a.m.

STATE OF OHIO
TEDDY LANDON ROBINSON
S-5361
REGISTERED
SURVEYOR

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS
2875 W. DUBLIN-GRANVILLE RD.
COLUMBUS, OHIO 43235 (614) 761-

CAPITOL EQUITIES

MORTGAGE LOAN SURVEY
2300 WEST FIFTH AVENUE
MARBLE CLIFF, OHIO

6.985 AC. IN QTR. TWP. 4, T. 1 N., R. 19 W., U.S.M.L.

SCALE: 1" = 50' | JOB NO. 00-088 | 1

DWN: JFB | CKD: TLR | JUNE 26, 2000

REV. JULY 10, 2000

BT-11259

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