

0.544 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Lots 3 and 4 of "SCIOTO PARK", as the same is shown of record in Plat Book 43, Page 108, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at an iron pin at the northwesterly corner of a 2.833 acre tract of record in Deed Book 3770, Page 571, being in the arc of a curve of the southerly right-of-way line of West Fifth Avenue (60.0 feet in width) as the same is shown dedicated on the recorded plat of "SUBDIVISION OF LOT 4 OF SCIOTO PARK SUBDIVISION" of record in Plat Book 46, Page 66;

thence South 22° 51' 07" West, with the westerly line of said 2.833 acre tract, a distance of 132.91 feet to an iron pin;

thence North 87° 00' 00" East, with a southerly line of said 2.833 acre tract, a distance of 130.00 feet to a point;

thence South 47° 46' 55" West, a distance of 64.05 feet to a point;

thence South 87° 00' 00" West, a distance of 100.00 feet to a point;

thence North 62° 05' 52" West, a distance of 94.48 feet to a point;

thence South 60° 16' 15" West, a distance of 20.00 feet to a point;

thence North 29° 43' 45" West, a distance of 80.00 feet to a point in the arc of a curve in said line of West Fifth Avenue;

thence along the arc of said curve to the right, (Delta = 27° 01' 13", Radius = 460.00 feet) the chord of which bears North 73° 51' 51" East, a chord distance of 215.97 feet to an iron pin at the point of reverse curvature in said line;

thence along the arc of said curve to the left, (Sub-Delta = 0° 13' 56", Radius = 540.00 feet) the chord of which bears North 73° 51' 51" East, a chord distance of 215.97 feet to an iron pin at the point of beginning, containing 0.544 acre of land, more or less.

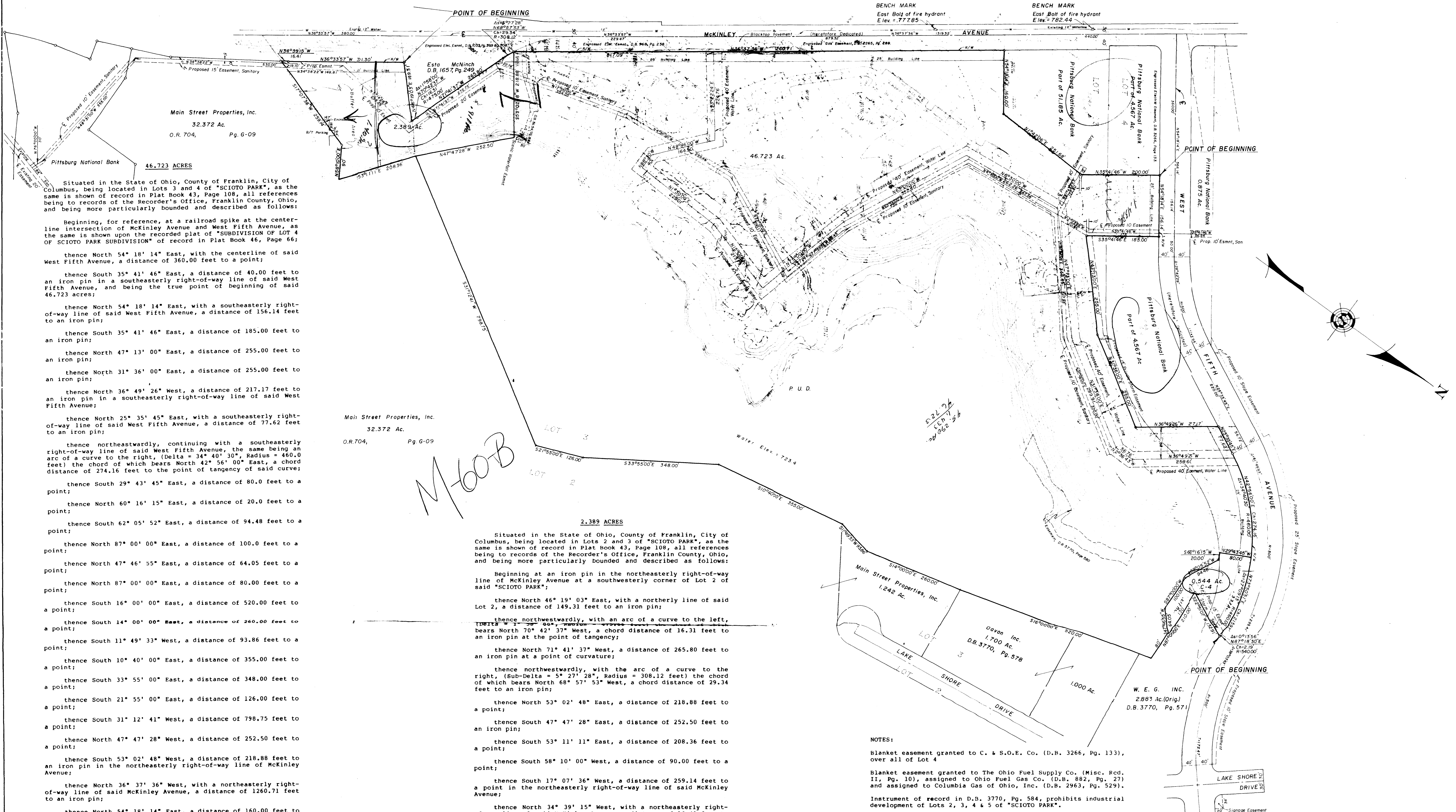
Subject, however, to all legal rights-of-way and/or easements of previous record.

SURVEYED & PLATTED BY EVANS, MECHWART, HAMBLETON & TILTON, INC. CONSULTING ENGINEERS & SURVEYORS GAHANNA, OHIO

SCALE: 1"=100' JULY 27, 1983

We hereby declare to DIAMOND SAVINGS AND LOAN COMPANY and/or its assigns LAWYERS TITLE INSURANCE CORPORATION and owner, that the survey shown hereon, was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; all improvements, if any, are as shown; that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; and that the parcel shown hereon does not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development Federal Insurance Administration - Special Flood Hazard Area Maps". This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1962.

By E. E. J. Vaddy Registered Surveyor No. 4965 Revised AUGUST 8, 1983



Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Lots 3 and 4 of "SCIOTO PARK", as the same is shown of record in Plat Book 43, Page 108, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning, for reference, at a railroad spike at the center-line intersection of McKinley Avenue and West Fifth Avenue, as the same is shown upon the recorded plat of "SUBDIVISION OF LOT 4 OF SCIOTO PARK SUBDIVISION" of record in Plat Book 46, Page 66;

thence North 54° 18' 14" East, with the centerline of said West Fifth Avenue, a distance of 360.00 feet to a point;

thence South 35° 41' 46" East, a distance of 40.00 feet to an iron pin in a southeasterly right-of-way line of said West Fifth Avenue, and being the true point of beginning of said 46.723 acres;

thence North 54° 18' 14" East, with a southeasterly right-of-way line of said West Fifth Avenue, a distance of 156.14 feet to an iron pin;

thence South 35° 41' 46" East, a distance of 185.00 feet to an iron pin;

thence North 47° 13' 00" East, a distance of 255.00 feet to an iron pin;

thence North 31° 36' 00" East, a distance of 255.00 feet to an iron pin;

thence North 36° 49' 26" West, a distance of 217.17 feet to an iron pin in a southeasterly right-of-way line of said West Fifth Avenue;

thence North 25° 35' 45" East, with a southeasterly right-of-way line of said West Fifth Avenue, a distance of 77.62 feet to an iron pin;

thence northwardly, continuing with a southeasterly right-of-way line of said West Fifth Avenue, the same being an arc of a curve to the right, (Delta = 34° 40' 30", Radius = 460.0 feet) the chord of which bears North 42° 56' 00" East, a chord distance of 274.16 feet to the point of tangency of said curve;

thence South 29° 43' 45" East, a distance of 80.00 feet to a point;

thence North 60° 16' 15" East, a distance of 20.00 feet to a point;

thence South 62° 05' 52" East, a distance of 94.48 feet to a point;

thence North 87° 00' 00" East, a distance of 100.00 feet to a point;

thence North 47° 46' 55" East, a distance of 64.05 feet to a point;

thence North 87° 00' 00" East, a distance of 80.00 feet to a point;

thence South 16° 00' 00" East, a distance of 520.00 feet to a point;

thence South 14° 00' 00" East, a distance of 260.00 feet to a point;

thence South 11° 49' 33" West, a distance of 93.86 feet to a point;

thence South 10° 40' 00" East, a distance of 355.00 feet to a point;

thence South 33° 55' 00" East, a distance of 348.00 feet to a point;

thence South 21° 55' 00" East, a distance of 126.00 feet to a point;

thence South 31° 12' 41" West, a distance of 798.75 feet to a point;

thence North 47° 47' 28" West, a distance of 252.50 feet to a point;

thence South 53° 02' 48" West, a distance of 218.88 feet to an iron pin in the northeasterly right-of-way line of McKinley Avenue;

thence North 36° 37' 36" West, with a northeasterly right-of-way line of said McKinley Avenue, a distance of 1260.71 feet to an iron pin;

thence North 54° 18' 14" East, a distance of 160.00 feet to an iron pin;

thence North 1° 42' 06" East, a distance of 251.68 feet to an iron pin;

thence North 35° 41' 46" West, a distance of 200.00 feet to the true place of beginning, containing 46.723 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements of previous record.

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Lots 2 and 3 of "SCIOTO PARK", as the same is shown of record in Plat Book 43, Page 108, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at an iron pin in the northeasterly right-of-way line of McKinley Avenue at a southeasterly corner of Lot 2 of said "SCIOTO PARK";

thence North 46° 19' 03" East, with a northerly line of said Lot 2, a distance of 149.31 feet to an iron pin;

thence northwardly, with an arc of a curve to the left, (Delta = 70° 42' 37", Radius = 16.31 feet) the chord of which bears North 70° 42' 37" West, a chord distance of 16.31 feet to an iron pin at the point of tangency;

thence North 71° 41' 37" West, a distance of 265.80 feet to an iron pin at a point of curvature;

thence northwardly, with the arc of a curve to the right, (Sub-Delta = 5° 27' 28", Radius = 308.12 feet) the chord of which bears North 68° 57' 53" West, a chord distance of 29.34 feet to an iron pin;

thence North 53° 02' 48" East, a distance of 218.88 feet to a point;

thence South 47° 47' 28" East, a distance of 252.50 feet to an iron pin;

thence South 53° 11' 11" East, a distance of 208.36 feet to a point;

thence South 58° 10' 00" West, a distance of 90.00 feet to a point;

thence South 17° 07' 36" West, a distance of 259.14 feet to a point in the northeasterly right-of-way line of said McKinley Avenue;

thence North 34° 39' 15" West, with a northeasterly right-of-way line of said McKinley Avenue, a distance of 16.41 feet to an iron pin at an angle point;

thence North 36° 33' 57" West, continuing with a northeasterly right-of-way line of said McKinley Avenue, a distance of 301.30 feet to the place of beginning, containing 2.389 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements of previous record.

NOTES: Blanket easement granted to C. & S.O.E. Co. (D.B. 3266, Pg. 133), over all of Lot 4. Blanket easement granted to The Ohio Fuel Supply Co. (Misc. Rec. 11, Pg. 10), assigned to Ohio Fuel Gas Co. (D.B. 882, Pg. 27) and assigned to Columbia Gas of Ohio, Inc. (D.B. 2963, Pg. 529). Instrument of record in D.B. 3770, Pg. 584, prohibits industrial development of Lots 2, 3, 4 & 5 of "SCIOTO PARK". Deed of record in D.B. 2967, Pg. 590, reserves all mineral rights for the Marble Cliff Quarries Co. Easement granted to C. & S.O.E. Co., of record in D.B. 1902, Pg. 564 was superseded by easement of record in D.B. 3303, Pg. 205.

EVANS MECHWART HAMBLETON & TILTON, INC. CONSULTING ENGINEERS & SURVEYORS 170 MILL ST. GAHANNA, OHIO

RUNAWAY BAY OHIO COLUMBUS,

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