

LOCATION MAP

UNCLAY
O.P.M. 12117, PG. 1-10
9.813 ACRES

DESCRIPTION

Situated on the State of Ohio, County of Franklin, City of Columbus, being located in Virginia Military Survey Number 3774, being 34.87 acres of Lot 2 of P.B. 68, WEST BUSINESS PARK, the plat of which is of record in Plat Book 68, Page 61 and 62, and references herein being to the record located in the Recorder's Office, Franklin County, Ohio, said Lot 2 being conveyed in a deed to Unclay, et al. in "Official Record Volume 1017", page 1-10, said 3.887 acres being more particularly described as follows:

Beginning at an iron pin found at the southwestern corner of said Lot 2 and in the northern right-of-way line of Business Park Drive, 150.00 feet from centerline;

Thence North 33° 33' 51" East, along the western line of said Lot 2, a distance of 267.25 feet to an iron pin found;

Thence South 76° 26' 09" East, through said Lot 2, a distance of 1088.00 feet to a P.M. nail found in the western right-of-way line of Twin Creeks Drive, 130.00 feet from centerline;

Thence South 76° 26' 09" East, through said Lot 2, a distance of 1088.00 feet to a P.M. nail found in the western right-of-way line of Twin Creeks Drive, 130.00 feet from centerline;

Thence South 76° 26' 09" East, through said Lot 2, a distance of 1088.00 feet to a P.M. nail found in the western right-of-way line of Twin Creeks Drive, 130.00 feet from centerline;

Thence North 76° 26' 09" West, along said right-of-way line, a distance of 314.25 feet to an iron pin found at a point of curvature;

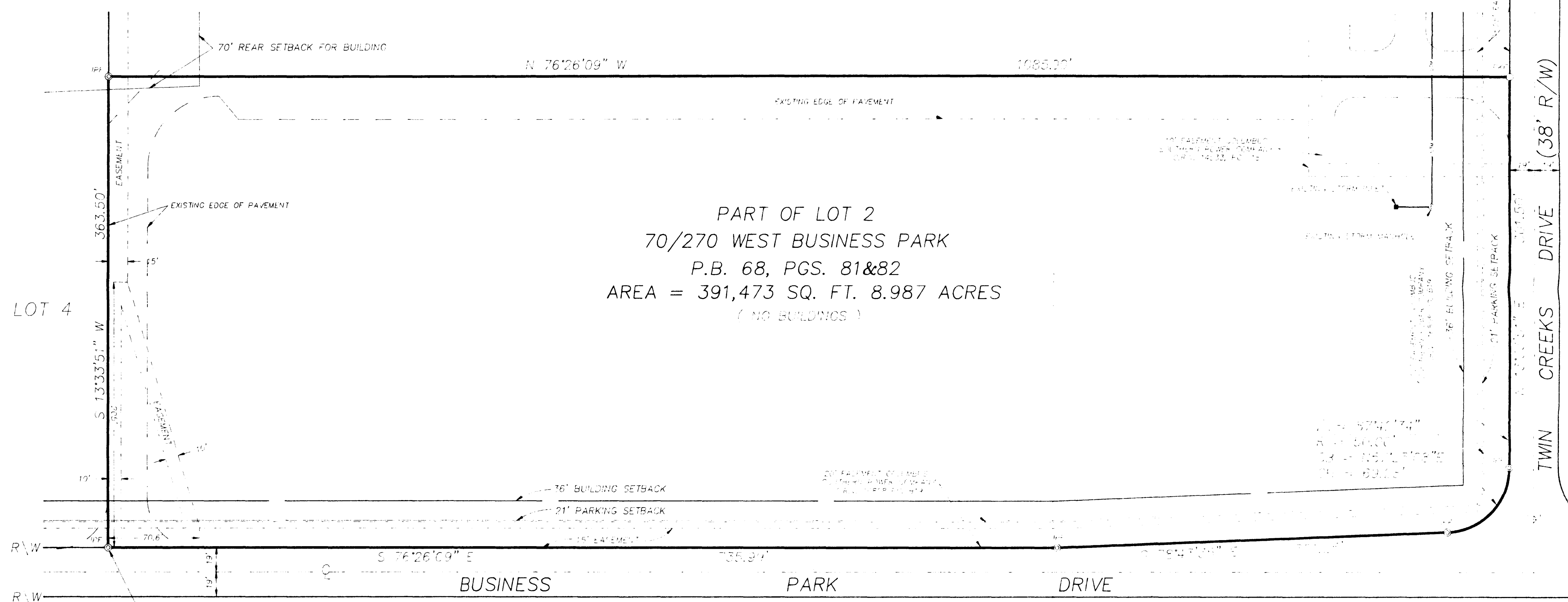
Thence with the arc of a curve to the right, having a radius of 314.25 feet, a central angle of 87° 42' 34", the chord of which bears South 87° 42' 34" West, a chord distance of 60.25 feet to an iron pin found at the point of tangency in the northern right-of-way line of Business Park Drive, 150.00 feet from centerline;

Thence North 87° 42' 34" West, along said right-of-way line, a distance of 314.25 feet to an iron pin found;

Thence North 87° 42' 34" West, continuing along said right-of-way line, a distance of 135.39 feet to the object of beginning and containing a net area of land.

Headings herein conform to those of the referenced plat of said WEST BUSINESS PARK, of record in Plat Book 68, Page 61 and 62.

This description was prepared from a drawing, map, plan or sketch, based on information obtained from actual field surveys.



SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to The Huntington National Bank and/or The Huntington Mortgage Company and/or their respective successors and assigns as their respective interest may appear and to Chicago Title Insurance Company, Chicago Title Agency of Central Ohio, Inc. and Business Park Company as of August 8, 1991 that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easement; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; and that the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1986 and meets the accuracy requirements of a Class A Survey, as defined therein.

NOTES

- FACEMENTS SHOWN HEREON ARE FLATTEN UNLESS OTHERWISE NOTED.
- THE LOT SHOWN HEREON IS IN THE 570 TAX DISTRICT.
- THE PROPERTY SHOWN HEREON IS NOT WITHIN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. MAPS FOR THE CITY OF COLUMBUS PANEL NUMBERS 390170 00558 AND 390170 00100.
- BEARINGS SHOWN HEREON ARE BASED ON THOSE OF THE PLAT "70/270 WEST BUSINESS PARK," P.B. 68, PGS. 81 & 82.

REVISIONS	DESCRIPTION
DATE	BY

M-E ENGINEERING INC.
CIVIL DIVISION
500 So. FRONT STREET
COLUMBUS, OHIO 43215
PHONE: (614) 469-4903
FAX: (614) 469-4989

MORTGAGE SURVEY
PART OF LOT 2
70/270 WEST BUSINESS PARK
COLUMBUS, OHIO

FIELD	PM	DRAWN
	BW	DC
SCALE	HORIZ. 1" = 50'	
	VERT.	
JOB	893020-1-1-26	
DATE	JULY 1991	
SHEET NO.	1/1	
	PRINT DATE	

REGISTERED SURVEYOR NO. 11111
DATE

August 8, 1991