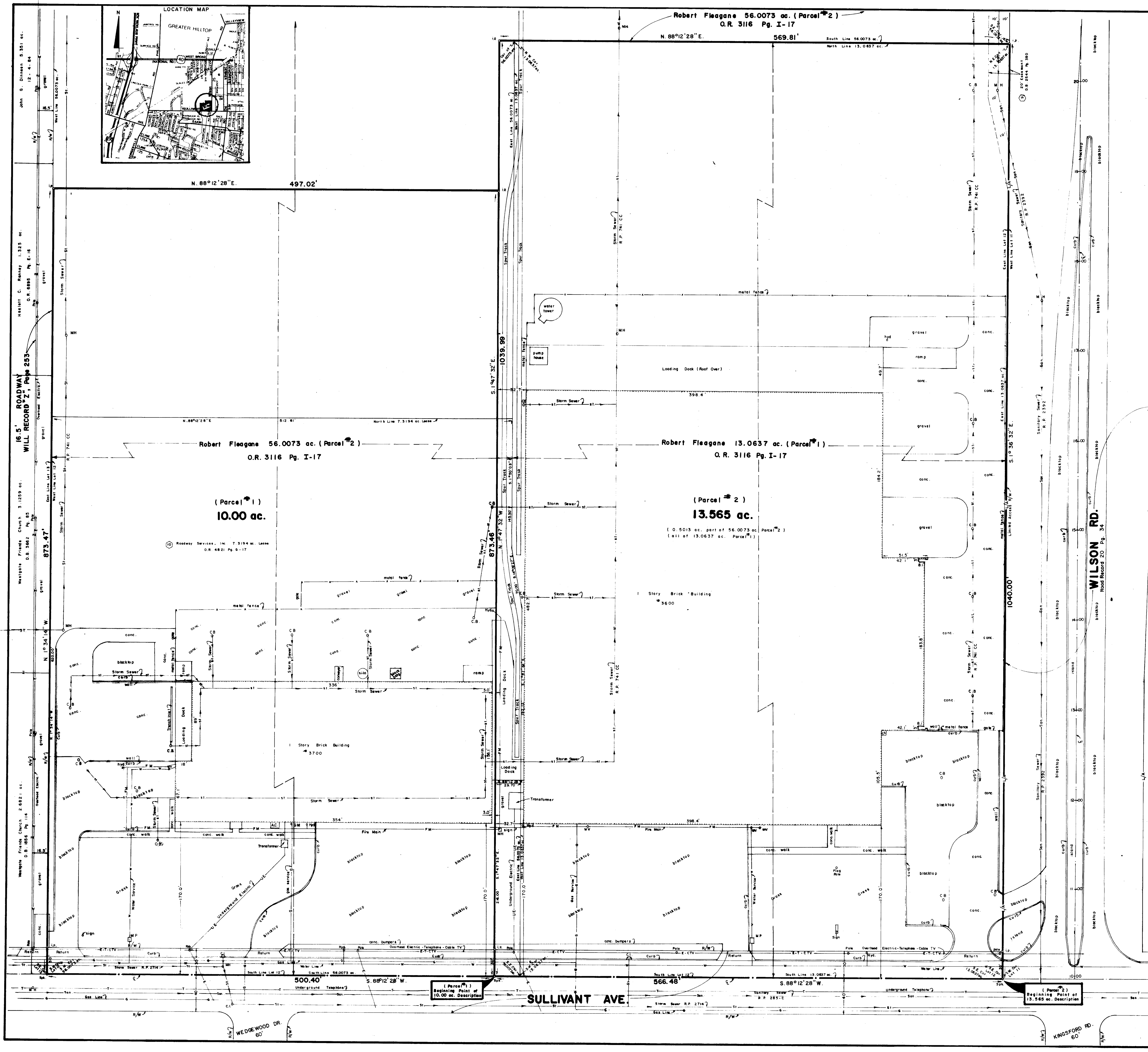

(Parcel #1 - 10.00 Acres)

Being situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of Virginia Military Survey #2442, and being a part of Lot 12 of Michael L. Sullivant's Subdivision shown of record in Plat Book 11, page 22, and being part of a 56.0073 acre tract (Parcel #2) conveyed to Robert Fleagane shown of record in Official Record 3116, Page I-17, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a spike on the centerline of Sullivant Avenue, at the southeasterly corner of a 13.0637 acre tract (Parcel #1) conveyed to Robert Fleagane shown of record in Official Record 3116, page I-17, (southeasterly corner of Lot 12) (southwesterly corner of Lot 11), said point being at the intersection of the centerline of said Sullivant Avenue, with the Westerly Limited Access Right-of-Way line of Wilson Road (produced southerly), as established by Road Record 20, page 34, Engineer's Office, Franklin County, Ohio;

Thence South 88 degrees 12 minutes 28 seconds West, along the centerline of said Sullivant Avenue (southerly line of said 13.0637 acre tract, southerly line of said 56.0073 acre tract), (southerly line of said Lot 12), a distance of 566.48 feet to a spike, and the true point of beginning of this description;

Thence South 88 degrees 12 minutes 28 seconds West, continuing along the centerline of said Sullivant Avenue (southerly line of said 56.0073 acre tract) (southerly line of said Lot 12), a distance of 500.40 feet to a spike, at the southwesterly corner of said 56.0073 acre tract (southwesterly corner of said Lot 12), and the southeasterly corner of a 2.6821 acre tract conveyed to Westgate Friends Church shown of record in Deed Book 1856, page 114 (southeasterly corner of Lot 13), and the southeasterly corner of a 16.50 foot roadway shown of record in Will Record "Z", page 253;

Thence North 1 degree 34 minutes 14 seconds West, along the westerly line of said 56.0073 acre tract (westerly line of said Lot 12), and along the easterly line of said 2.6821 acre tract, and along the easterly line of a 3.1259 acre tract conveyed to Westgate Friends Church shown of record in Deed Book 3662, page 85, and along the easterly line of a 1.325 acre tract conveyed to Haslett C. Renney shown of record in Official Record 6895 page E-16, (easterly line of said Lot 13) (easterly line of said 16.50 foot roadway), passing an iron pin on the northerly right-of-way line of said Sullivant Avenue at 30.00 feet, a total distance of 873.47 feet to an iron pin;

Thence North 88 degrees 12 minutes 28 seconds East, across said 56.0073 acre tract, and along a line parallel with the centerline of said Sullivant Avenue (southerly line of said 56.0073 acre tract) (southerly line of said Lot 12), a distance of 497.02 feet to an iron pin;

Thence South 1 degree 47 minutes 32 seconds East, across said 56.0073 acre tract, passing an iron pin on the northerly right-of-way line of said Sullivant Avenue, at 843.46 feet, a total distance of 873.46 feet to the place of beginning, containing 10.00 acres, subject however to all highways and easements of record, and of records, easements, and restrictions in the respective utility offices.

(Parcel #2 - 13.565 Acres)

Being situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of Virginia Military Survey #2442, and being a part of Lot 12 of Michael L. Sullivant's Subdivision shown of record in Plat Book 11, page 22, and being part of a 13.0637 acre tract (Parcel #1), and part of a 56.0073 acre tract (Parcel #2) conveyed to Robert Fleagane shown of record in Official Record 3116, Page I-17, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a spike on the centerline of Sullivant Avenue, at the southeasterly corner of a 13.0637 acre tract (Parcel #1) conveyed to Robert Fleagane shown of record in Official Record 3116, page I-17, (southeasterly corner of Lot 12) (southwesterly corner of Lot 11), said point being at the intersection of the centerline of said Sullivant Avenue, with the Westerly Limited Access Right-of-Way line of Wilson Road (produced southerly, as established by Road Record 20, page 34, Engineer's Office, Franklin County, Ohio;

Thence South 88 degrees 12 minutes 28 seconds West along the centerline of said Sullivant Avenue (southerly line of said 13.0637 acre tract, southerly line of said 56.0073 acre tract) (southerly line of said Lot 12), a distance of 566.48 feet to a spike;

Thence North 1 degree 47 minutes 32 seconds West, across said 56.0073 acre tract, passing an iron pin on the northerly Right-of-Way line of said Sullivant Avenue at 30.00 feet, a total distance of 1039.99 feet to an iron pin;

Thence North 88 degrees 12 minutes 28 seconds East, across said 56.0073 acre tract, and along the northerly line of said 13.0637 acre tract, and along a line parallel with the centerline of said Sullivant Avenue, a distance of 569.81 feet to an iron pin on Westerly Limited Access Right-of-Way Line of said Wilson Road, at the northeasterly corner of said 13.0637 acre tract;

Thence South 1 degree 36 minutes 32 seconds East, along the Westerly Limited Access Right-of-Way of said Wilson Road (easterly line of said 13.0637 acre tract), passing an iron pin on the northerly Right-of-Way Line of said Sullivant Avenue at 1010.00 feet, a total distance of 1040.00 feet to the place of beginning, containing 13.565 acres, subject however to all highways and easements of record, and of records, easements, and restrictions in the respective utility offices.

FOR

AMERICAN REALTY TITLE and/or ASSURANCE COMPANY
MIDSTATE DEVELOPMENT CORP.

N

Scale 1" = 50'

May 2, 1988

0-19

C.I. - Curb Inlet
I.P. - Iron Pin
SPK - Spike
AC - Air Conditioner
C/L - Centerline
CB - Catch Basin
CTV - Cable Television
E - Electric Line
FM - Fire Main
G - Gas Line
GM - Gas Meter
HYD - Hydrant
L.A. Limited Access Right-of-Way Line
MH - Manhole
MP - Meter Pit
R.P. Record Plan
R/W - Right-of-Way Line
SAN - Sanitary Sewer
ST - Storm Sewer
T - Telephone Line
W - Water Line
WV - Water Valve
UE - Underground Electric

Note: All utilities are from records only.

Note: The storm sewers shown on Record Plan 741 CC, and the Railroad Spur track, as shown on the Myers Surveying Company plat, are running in a northerly direction across the property to the north, with no easements known of record to the undersigned, and are servicing subject property.

The following easements and restrictions are plotted from a Title Report furnished by American Realty Title Assurance Company dated April 6, 1988, Committment #023824 CE.

(7) Access rights to Wilson Road reversed in Deed Book 2725, Page 419, and shown in Resolution No. 261X-65. Does not affect subject property.

(8) Agreement appearing of record in Deed Book 1705, Page 135, Recorder's Office, Franklin County, Ohio. Does not affect subject property.

(9) Easement appearing of record in Deed Book 2544, Page 380, Recorder's Office, Franklin County, Ohio. Plotted.

(10) Lease of record in Lease Volume 4821, Page G-17. Plotted.

30 foot right-of-way line north of centerline of Sullivant Avenue.

Subject property is Flood Zone "C" as per F.I.R.M. #390 170 0060C.

Basis of the bearings shown are from Official Record 3116, Page I-17, Recorder's Office, Franklin County, Ohio.

Iron Pins set are 30" x 1", unless otherwise noted.

"There are no encroachments of improvements located on the subject property onto adjacent properties, nor are there any encroachments of improvements located on adjacent properties onto the subject property, except as shown on this survey."

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1986; and meets the accuracy requirements of a Class A Survey, as defined therein.

Albert H. Andrews

Albert H. Andrews Professional Surveyor # 5699

STATE OF OHIO ALBERT H ANDREWS 5699 REGISTERED PROFESSIONAL SURVEYOR

Myers Surveying Company, Inc.
2740 E. Main Street
Columbus, Ohio 43209

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