

**SURVEY OF INLOT PARCELS  
LOCATED IN  
SECTION 8, TOWNSHIP 5, RANGE 22,  
REFUGEE LANDS  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

**0.919 ACRE**

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 8, Township 5, Range 22, Refugee Lands, being all of those 0.328 and 0.369 acre tracts as conveyed to NWD Investments, LLC of record in Instrument Number 200002250037869 and all of those 0.101 and 0.121 acre tracts as conveyed to NWD Investments, LLC of record in Instrument Number 200010110207049, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at an iron pin found marking the southwesterly corner of that tract as conveyed to Columbus and Southern Ohio Electric Company of record in Deed Book 3807, Pages 261 and 265, in the northerly right-of-way line of Spring Street, said iron pin being South 79° 13' 20" West, with said northerly right-of-way line, a distance of 112.77 feet from an iron pin set marking the intersection of said northerly right-of-way line with the westerly right-of-way line of Marconi Boulevard;

thence with said northerly right-of-way line, the following courses:

South 79° 13' 20" West, a distance of 235.23 feet to an iron pin set;

South 89° 50' 41" West, a distance of 61.03 feet to an iron pin set in the easterly right-of-way line of West Street;

thence North 10° 41' 28" West, with said easterly right-of-way line, a distance of 11.40 feet to an iron pin set in the southerly right-of-way line of the Consolidated Rail Corporation;

thence with said southerly right-of-way line, the following courses:

North 44° 19' 52" East, a distance of 248.11 feet to a mag nail set in the centerline of vacated Gorman Street (Ordinance Number 1940-00);

South 10° 41' 28" East, with the centerline of said vacated Gorman Street, a distance of 9.27 feet to a mag nail set;

North 42° 09' 39" East, a distance of 99.52 feet to a mag nail set in the centerline of vacated Hickory Street (Ordinance Number 1940-00);

South 79° 13' 20" West, with the centerline of said vacated Hickory Street, a distance of 16.11 feet to a mag nail set;

North 44° 09' 40" East, a distance of 28.72 feet to an iron pin set marking a southwesterly corner to said Columbus and Southern Ohio Electric Company tract, in the northerly right-of-way line of said vacated Hickory Street;

thence North 79° 13' 20" East, with a southerly line of said Columbus and Southern Ohio Electric Company tract, the northerly right-of-way line of said vacated Hickory Street, a distance of 118.00 feet to an iron pin set marking a southeasterly corner of said Columbus and Southern Ohio Electric Company tract, in the westerly right-of-way line of said Marconi Boulevard;

thence South 10° 41' 28" East, with said westerly right-of-way line, a distance of 33.00 feet to an iron pin set in the southerly right-of-way line of said vacated Hickory Street, a northeasterly corner of said Columbus and Southern Ohio Electric Company tract;

thence South 79° 13' 20" West, with a northerly line of said Columbus and Southern Ohio Electric Company tract, the southerly right-of-way line of said vacated Hickory Street, a distance of 113.49 feet to an iron pin found marking a northwesterly corner of said Columbus and Southern Ohio Electric Company tract;

thence South 10° 53' 59" East, with a westerly line of said Columbus and Southern Ohio Electric Company tract, a distance of 198.79 feet to the Point of Beginning and containing 0.919 acre of land, more or less.

**0.112 ACRE**

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 8, Township 5, Range 22, Refugee Lands, being out of that tract as conveyed to Columbus and Southern Ohio Electric Company of record in Deed Book 3807, Pages 261 and 265, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at an iron pin set marking the intersection of the westerly right-of-way line of Marconi Boulevard with the northerly right-of-way line of vacated Hickory Street (Ordinance Number 1940-00), the northeasterly corner of that 0.101 acre tract as conveyed to NWD Investments, LLC of record in Instrument Number 200010110207049, said iron pin being North 10° 41' 28" West, with said westerly right-of-way line, a distance of 231.79 feet from an iron pin set marking the intersection of said westerly right-of-way with the northerly right-of-way line of Spring Street.

thence South 79° 13' 20" West, with the northerly right-of-way line of said vacated Hickory Street, the northerly line of said 0.101 acre tract, a distance of 118.00 feet to an iron pin set at the northwesterly corner of said 0.101 acre tract, in the southerly right-of-way line of the Consolidated Rail Corporation;

thence North 44° 09' 40" East, with said southerly right-of-way line, a distance of 144.32 feet to an iron pin set in said westerly right-of-way line;

thence South 10° 41' 28" East, with said westerly right-of-way line, a distance of 82.90 feet to the Point of Beginning and containing 0.112 acre of land, more or less.

**0.516 ACRE**

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 8, Township 5, Range 22, Refugee Lands, being out of that tract as conveyed to Columbus and Southern Ohio Electric Company of record in Deed Book 3807, Pages 261 and 265, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at an iron pin set marking the intersection of the westerly right-of-way line of Marconi Boulevard with the northerly right-of-way line of Spring Street.

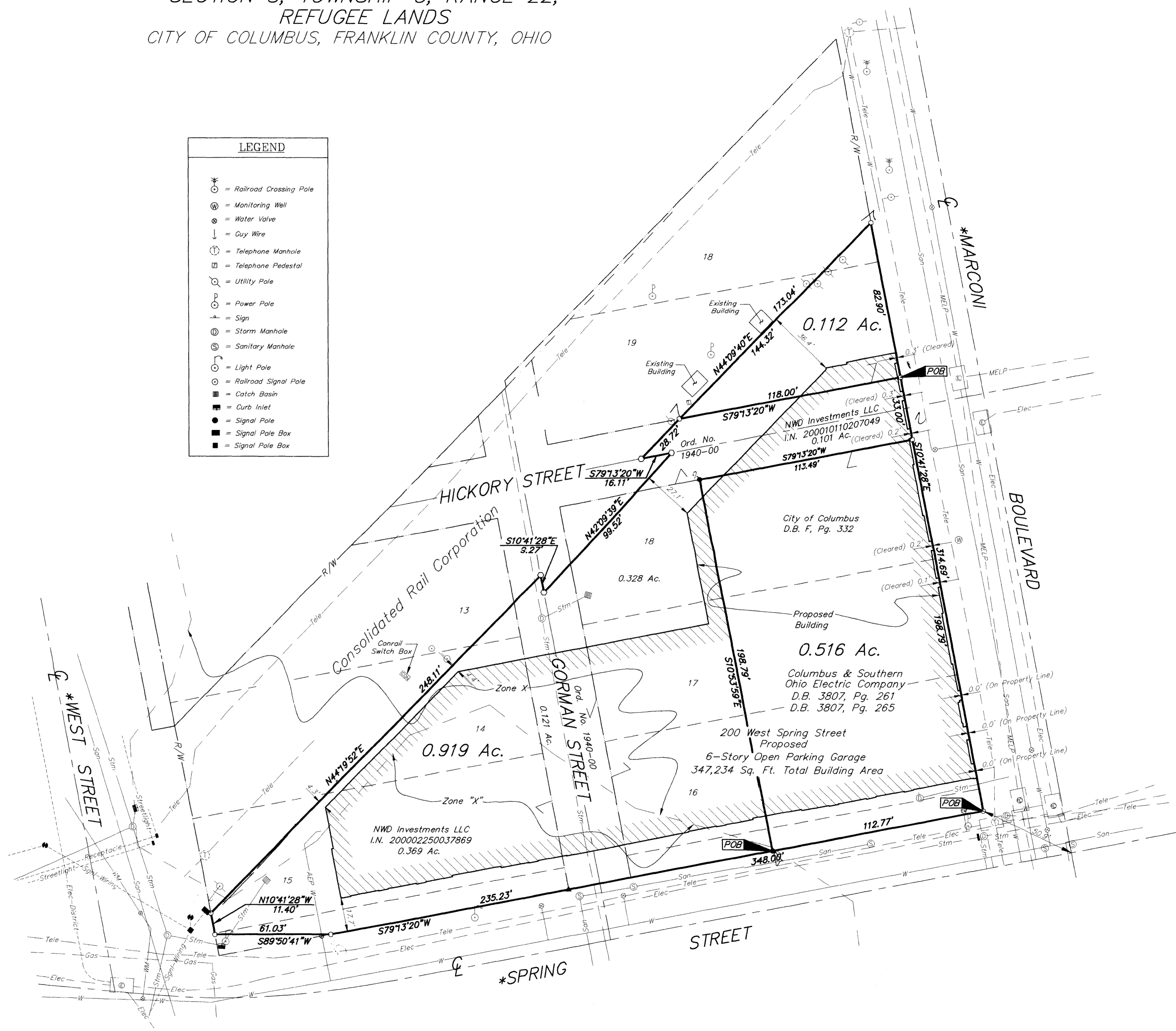
thence South 79° 13' 20" West, with said northerly right-of-way line, a distance of 112.77 feet to an iron pin found at the southeasterly corner of that 0.328 acre tract as conveyed to NWD Investments, LLC of record in Instrument Number 200002250037869;

thence North 10° 53' 59" West, with the easterly line of said 0.328 acre tract, a distance of 198.79 feet to an iron pin found at the northeasterly corner thereof, in the southerly right-of-way line of vacated Hickory Street (Ordinance Number 1940-00), the southerly line of that 0.101 acre tract as conveyed to NWD Investments, LLC of record in Instrument Number 200010110207049;

thence North 79° 13' 20" East, with said southerly right-of-way line, the southerly line of said 0.101 acre tract, a distance of 113.49 feet to an iron pin set at the southeasterly corner of said 0.101 acre tract, in said westerly right-of-way line;

thence South 10° 41' 28" East, with said westerly right-of-way line, a distance of 198.79 feet to the Point of Beginning and containing 0.516 acre of land, more or less.

LEGEND	
⊙	= Railroad Crossing Pole
⊕	= Monitoring Well
⊗	= Water Valve
⊥	= Guy Wire
⊕	= Telephone Pedestal
⊕	= Utility Pole
⊕	= Power Pole
⊕	= Sign
⊕	= Storm Manhole
⊕	= Sanitary Manhole
⊕	= Light Pole
⊕	= Railroad Signal Pole
⊕	= Catch Basin
⊕	= Curb Inlet
⊕	= Signal Pole
⊕	= Signal Pole Box
⊕	= Signal Pole Box



**UTILITY STATEMENT:**

The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

Bearings are based on the North line of Maple Street, being South 89° 08' 05" East as per Governor's Deed to the City of Columbus, O.R. 30337104, Recorder's Office, Franklin County, Ohio.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Zone X (areas of 500-year flood; areas of 100-year flood with average depths of less than 1 square mile, and areas protected by levees from 100-year flood); Community Panel No. 39049C0235 G.

\*Right-of-Way widths vary

As to Tract Two:  
The subject parcel is located within the area described by the following from Title Commitment No. 120002728: I.N. 200006280127458 (Memorandum of Lease)

CERTIFICATION: (Commitment No. 120002728)

To: Colomet, Inc., Columbus Southern Power Company and Stewart Title Guaranty Company;

This is to certify, to the best of my knowledge, information and belief, that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA /ACSM and NSPS in 1999", and includes items 1, 3, 4 & 13 of Table A "Optional Survey Responsibilities & Specification" thereof, and pursuant to the Accuracy Standards as adopted by ALTA, ACSM & NSPS in effect on the date of this certification.



SURVEYED & PREPARED BY  
**E.M.T.**  
CONSULTING ENGINEERS & SURVEYORS  
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(614) 471-5150

By: *Jeffrey A. Miller*  
Professional Surveyor No. 7211

SCALE = 30'  
MAY 10, 2001  
MAY 16, 2002  
MAY 22, 2002

