

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Virginia Military Survey No. 717 and being part of the 2.639 acre tract of land conveyed to Dwight D. Kincaid and Jerry Davis, by deed of record in Official Record 12406E06, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

**SURVEY OF ACREAGE PARCEL
LOCATED IN VIRGINIA MILITARY SURVEY NO. 717**

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Beginning at a point in the centerline of Harrisburg Pike (U.S. Route 62 - State Route 3), at the northwesterly corner of said Dwight D. Kincaid and Jerry Davis 2.639 acre tract, said point also being located North 48° 12' 58", 30.22 feet from the intersection of said centerline with the centerline of October Ridge Drive (60 feet in width);

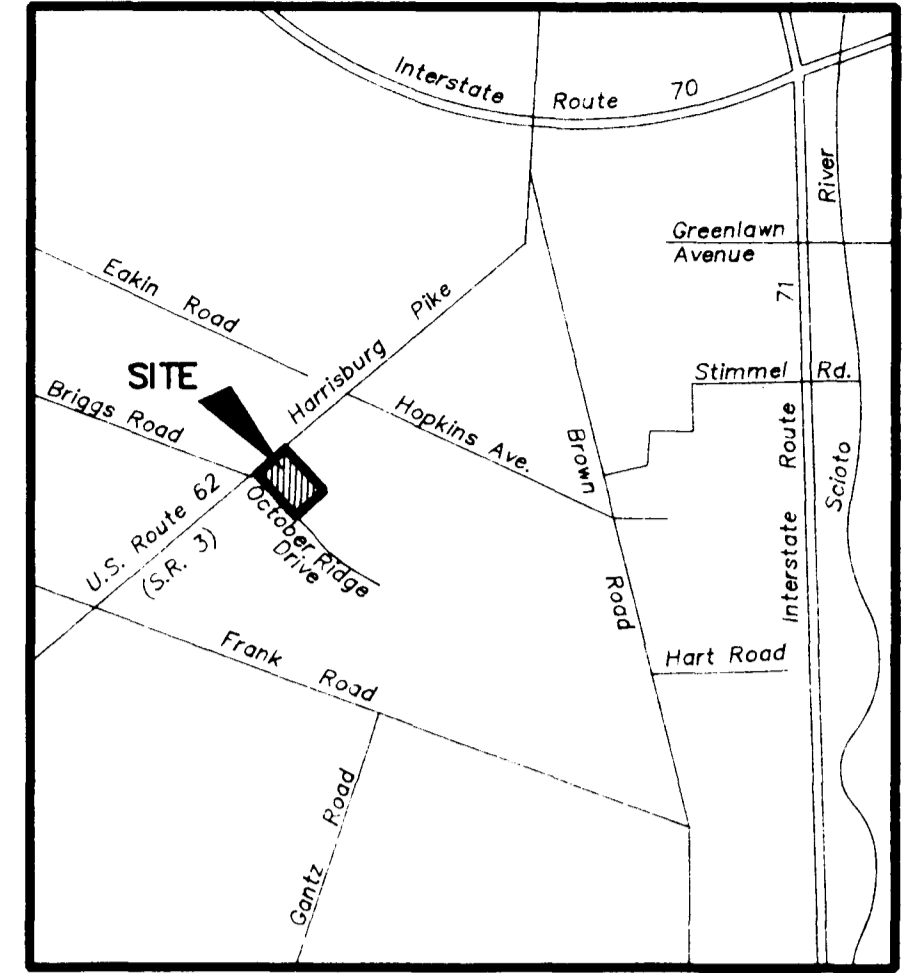
thence along said centerline of Harrisburg Pike, being the arc of a curve to the right (Sub Delta = 3° 18' 38", Radius = 636.62 feet), a chord bearing and distance of North 51° 13' 53" East, 36.78 feet to a point of tangency;

thence North 52° 53' 12" East, continuing along said centerline of Harrisburg Pike, a distance of 154.46 feet to the southwesterly corner of the 0.668 acre tract conveyed to The City of Columbus, by deed of record in Deed Book 3364, Page 234;

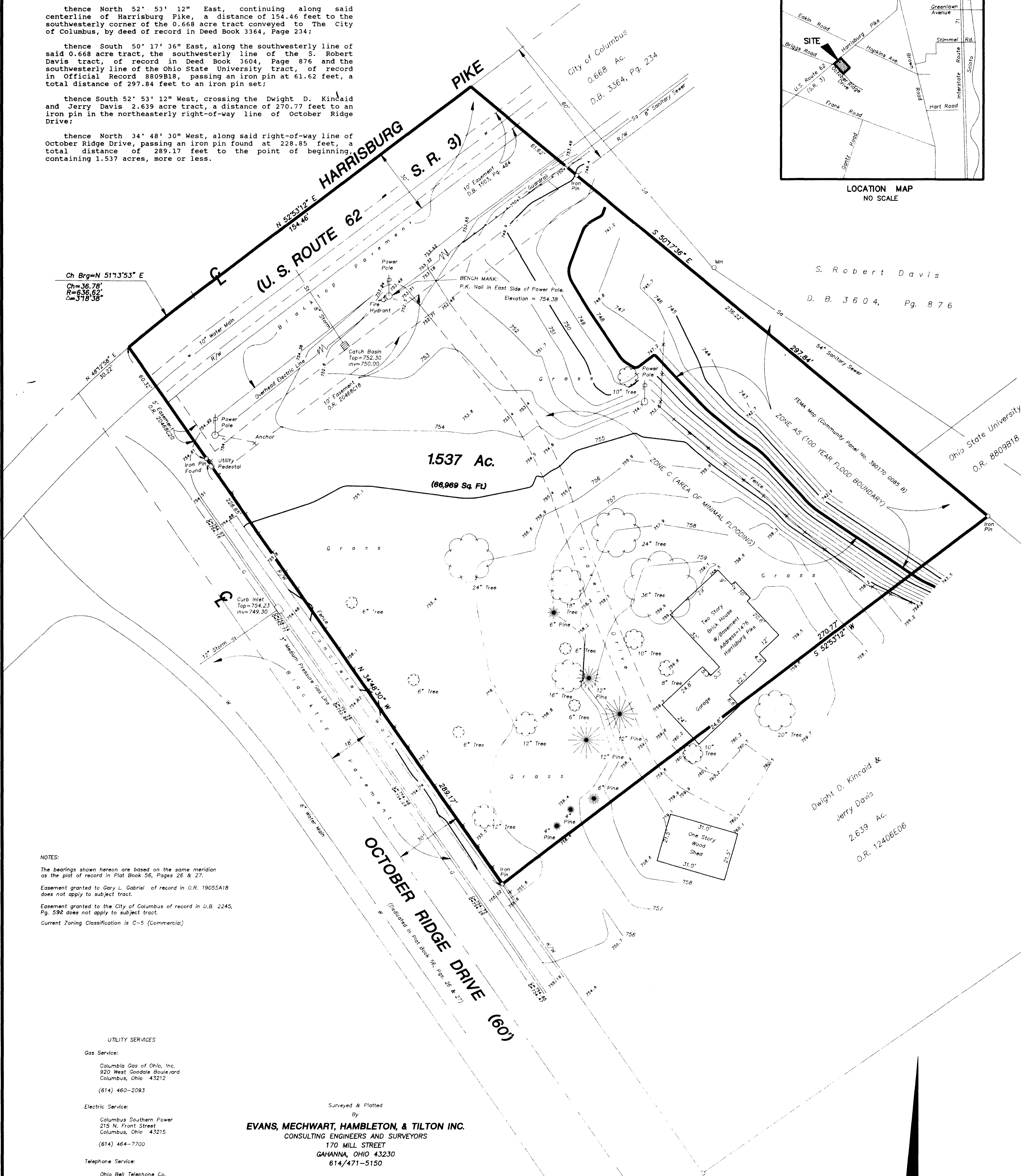
thence South 50° 17' 36" East, along the southwesterly line of said 0.668 acre tract, the southwesterly line of the S. Robert Davis tract, of record in Deed Book 3604, Page 876 and the southwesterly line of the Ohio State University tract, of record in Official Record 8809B18, passing an iron pin at 61.62 feet, a total distance of 297.84 feet to an iron pin set;

thence South 52° 53' 12" West, crossing the Dwight D. Kincaid and Jerry Davis 2.639 acre tract, a distance of 270.77 feet to an iron pin in the northeasterly right-of-way line of October Ridge Drive;

thence North 34° 48' 30" West, along said right-of-way line of October Ridge Drive, passing an iron pin found at 228.85 feet, a total distance of 289.17 feet to the point of beginning containing 1.537 acres, more or less.



LOCATION MAP
NO SCALE



S. Robert Davis
D. B. 3604, Pg. 876

Ohio State University
O.R. 8809B18

Dwight D. Kincaid &
Jerry Davis
2.639 Ac.
O.R. 12406E06

NOTES:
The bearings shown herein are based on the same meridian as the plat of record in Plat Book 56, Pages 26 & 27.
Easement granted to Gary L. Gabriel of record in O.R. 19055A18 does not apply to subject tract.
Easement granted to the City of Columbus of record in U.B. 2245, Pg. 592 does not apply to subject tract.
Current Zoning Classification is C-5 (Commercial)

UTILITY SERVICES

Gas Service:
Columbus Gas of Ohio, Inc.
920 West Goodale Boulevard
Columbus, Ohio 43212
(614) 460-2093

Electric Service:
Columbus Southern Power
215 N. Front Street
Columbus, Ohio 43215
(614) 464-7700

Telephone Service:
Ohio Bell Telephone Co.
150 East Gay Street
Columbus, Ohio 43215
(614) 223-4911

Water Service:
City of Columbus
910 Dublin Road
Columbus, Ohio 43215
(614) 645-7677

Storm Sewer & Sanitary Sewer:
City of Columbus
910 Dublin Road
Columbus, Ohio 43215
(614) 645-8156

Building Regulations:
City of Columbus
1250 Fairwood Avenue
Columbus, Ohio 43206
(614) 645-8145

Field Location of Underground Utilities
1-800-362-2764

Surveyed & Platted
By
EVANS, MECHWART, HAMBLETON, & TILTON INC.
CONSULTING ENGINEERS AND SURVEYORS
170 MILL STREET
GAHANNA, OHIO 43230
614/471-5150

We hereby certify to AUTOZON, INC. and TITLE FIRST AGENCY, INC., that this plat and the survey on which it is based were made by me in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1985 and meets the requirements of a Class "A" survey as defined therein.

By
Thomas D. Sibbalds
Registered Surveyor No. 5908

SCALE 1" = 20'
NOVEMBER 12, 1992
GRAPHIC SCALE 1" = 20'

