

4.421 ACRES (GROSS)  
0.065 ACRE (RIGHT-OF-WAY)  
4.356 ACRES (NET)

1.892 AC. PARCEL I  
0.646 AC. PARCEL II  
0.885 AC. PARCEL III  
+ 0.998 AC. TRACT  
4.421 ACRES (GROSS)

1.156 AC. PARCEL I  
0.353 AC. PARCEL II  
0.115 AC. PARCEL III  
1.624 ACRES (GROSS)  
0.173 (RIGHT-OF-WAY)  
1.451 ACRES (NET)

HARRISBURG PIKE (60')

TRUE PLACE OF BEGINNING 4.421 ACRES

DESCRIPTION OF 1.624 ACRES  
WEST OF HARRISBURG PIKE  
NORTH OF BRIDGE ROAD  
FRANKLIN COUNTY, OHIO

Situated in the State of Ohio, County of Franklin, Township of Franklin, Virginia Military Survey No. 117, being parts of land as described in a deed to James Stewart and Peter Alexander, of record in Official Records Volume 31301, Page C14, of reference herein being to the records of the Recorder's Office, Franklin County, Ohio, and more particularly described as follows:

Beginning of an iron pin found at the northeasterly corner of said Stewart and Alexander property at the southeasterly corner of that 1.039 acre tract (Parcel 'B') as described in a deed to Southwest Square Partnership, of record in Official Records Volume 19563, Page FD3 and in the center of Harrisburg Pike, 60 feet in width; thence South 54°40'00" West, with said centerline, a distance of 259.53 feet to a P.K. nail set.

Thence through said Stewart and Alexander property the following courses:

- North 49°25'33" East, a distance of 80.22 feet to an iron pin set;
- North 65°37'04" East, a distance of 213.21 feet to an iron pin set;
- North 24°29'52" East, a distance of 188.00 feet to an iron pin set in the northerly line of said Stewart and Alexander property and in the southerly line of said Southwest Square Partnership property;

Thence South 67°43'42" East, along said northerly and southerly lines, a distance of 421.43 feet to the place of beginning, passing an iron pin found at 385.86 feet, and containing 1.624 acres of land. Said 1.624 acres consisting of 1.156 acre out of Parcel I, 0.353 acre out of Parcel II and 0.115 acre out of Parcel III.

Beats of bearing to South 54°40'00" West for the centerline of Harrisburg Pike as recorded in Official Records Volume 31301, Page C14.

Iron pin set consist of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E ENG/S-6872".

This description was prepared by M-E Civil Engineering, Inc., and is based on a field survey performed in October, 1997.

DESCRIPTION OF 4.421 ACRES  
WEST OF HARRISBURG PIKE  
NORTH OF BRIDGE ROAD  
FRANKLIN COUNTY, OHIO

Situated in the State of Ohio, County of Franklin, Township of Franklin, Virginia Military Survey No. 117, being parts of land as described in a deed to James Stewart and Peter Alexander, of record in Official Records Volume 31301, Page C14, of reference herein being to the records of the Recorder's Office, Franklin County, Ohio, and all of that 0.998 acre tract as described in a deed to Peter D. Alexander and Jim Stewart, of record in Official Records Volume 28041, Page J06, and more particularly described as follows:

Beginning FOR REFERENCE at an iron pin found at the northeasterly corner of said Stewart and Alexander property at the southeasterly corner of that 1.039 acre tract (Parcel 'B'), as described in a deed to Southwest Square Partnership, of record in Official Records Volume 19563, Page FD3 and in the center of Harrisburg Pike, 60 feet in width; thence South 54°40'00" West, with said centerline, a distance of 259.53 feet to a P.K. nail set at the TRUE PLACE OF BEGINNING.

Thence South 54°40'00" West, continuing along said centerline, a distance of 80.00 feet to a point (said point witnessed by a railroad spike found 2.48 feet east) at the southeasterly corner of said 0.998 acre tract, being the northeasterly corner of that 0.358 acre tract as described in a deed to Everett and Linda Harley, of record in Official Records Volume 27168, Page FD4.

Thence following the southerly line of said 0.998 acre tract the following courses:

- North 65°37'04" West, passing an iron pin found at 34.78 feet in the westerly right-of-way line of Harrisburg Pike, a total distance of 475.62 feet to an iron pin found at the northeasterly corner of that 0.97 acre tract as described in a deed to James D. Stewart, of record in Official Records Volume 33076, Page I17;
- North 65°38'36" West, a distance of 347.12 feet to an iron pin set at the southeasterly corner of said 0.998 acre tract, being the northeasterly corner of that Parcel No. 5 as described in a deed to James D. Gill, of record in Official Records Volume 16481, Page C08, and in the southerly line of Lot 8 of Briggs Centre, a subdivision of record in Plot 88, Page 13;

Thence North 12°47'42" East along said easterly line, a distance of 267.43 feet to rebar found at the northeasterly corner of said Stewart and Alexander property and at the southeasterly corner of said Southwest Square Partnership property;

Thence South 67°43'42" East, along the northerly line of said Stewart and Alexander property, the southerly line of said Southwest Square Partnership property, a distance of 632.72 feet to an iron pin set;

Thence through said Stewart and Alexander property the following courses:

- South 24°29'52" West, a distance of 188.00 feet to an iron pin set;
- South 65°37'04" East, a distance of 213.21 feet to an iron pin set;
- South 49°25'33" East, a distance of 80.22 feet to the TRUE PLACE OF BEGINNING and containing 4.421 acres of land (1.892 acres of Parcel I, 0.646 acre of Parcel II and 0.885 acre of Parcel III, O.R.V. 31301, PG. C14).

Beats of bearing to South 54°40'00" West for the centerline of Harrisburg Pike as recorded in Official Records Volume 31301, Page C14.

Iron pin set consist of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E ENG/S-6872".

This description was prepared by M-E Civil Engineering, Inc., and is based on a field survey performed in October, 1997.

**LEGEND**

●	P.K. NAIL SET	○	CHAIN LINK FENCE
⊙	IRON PIN SET (M-E ENG/S-6872)	○	WOOD FENCE
⊙	IRON ROD FOUND	(SIZE) STM	STORM SEWER
⊙	IRON PIN FOUND	(SIZE) SAN	SANITARY SEWER
⊙	FENCE POST	—	OVERHEAD UTILITY LINE
⊙	DECIDUOUS TREE	—	UNDERGROUND GAS LINE
⊙	CONIFEROUS TREE	—	UNDERGROUND TELEPHONE
⊙	BUSH	—	UNDERGROUND WATER SERVICE
⊙	HYDRANT		
⊙	WATER TAP		
⊙	WELL		
⊙	WATER VALVE		
⊙	TELEPHONE BOX		
⊙	UTILITY POLE		
⊙	UTILITY POLE W/LIGHT		
⊙	LIGHT POLE		
⊙	ELECTRIC METER		
⊙	GAS METER		
⊙	GAS MARKER		
⊙	SANITARY MANHOLE		
⊙	CATCH BASIN		
⊙	SIGN		
⊙	MAILBOX		
⊙	CLEAN OUT		
⊙	BENCHMARK		

**BENCHMARKS:**

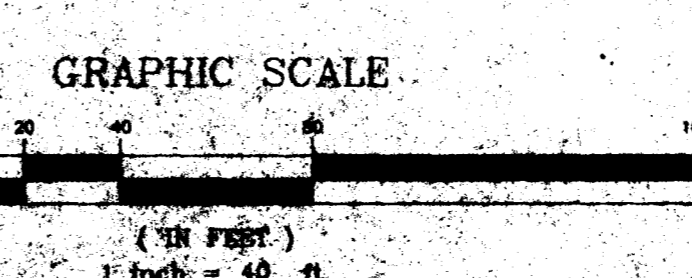
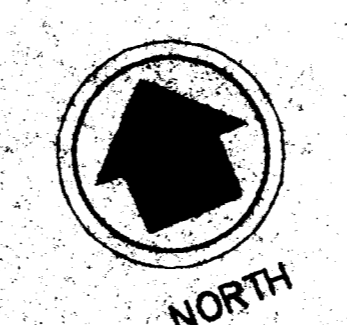
FRANKLIN COUNTY BM# M10  
BRASS PLATE ON SOUTHWEST CORNER OF U.S. ROUTE 82  
& CLINE ROAD, 36 FEET SOUTH OF CENTERLINE OF CLINE ROAD;  
25 FEET WEST OF U.S. ROUTE 82; 4 FEET SOUTHWEST OF UTILITY  
POLE, 6 INCHES BELOW GROUND.  
ELEVATION=792.76 (NGVD 1929)

BM# 1  
P.K. NAIL SET APPROXIMATELY 800 FEET EAST FROM THE INTERSECTION  
OF HARRISBURG PIKE AND BRIGGS ROAD; 24.5 FEET WEST FROM THE  
CENTERLINE OF HARRISBURG PIKE; 36.5 FEET SOUTHWEST OF A  
CATCH BASIN; AND 2.7 FEET WEST FROM THE EDGE OF PAVEMENT OF  
HARRISBURG PIKE.  
ELEVATION=762.76 (BASED ON NGVD 1929 DATUM)

- NOTES:**
- Said described property is located within an area having a Zone Description X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 39040C0245 G, with Identification of 8/02/95, for Community Number 390770, in Franklin County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said Premises is situated.
  - Described property is located within Limited Industrial and Community Service Zones in accordance with the Franklin County Zoning Board.
  - The beats of bearings to South 54°40' West for the centerline of Harrisburg Pike as recorded in Official Records Volume 31301, Page C14, being to the records of the Recorder's Office, Franklin County, Ohio.

**CERTIFICATION:**

I hereby certify to Chicago Title Insurance Company, Chicago Title Agency of Central Ohio, Inc., that the survey prepared by me entitled "ALTA/ACSM SURVEY" attached hereto and made a part hereof was actually made upon the ground and that it and the information, copies and distances shown thereon are correct, that the title line and lines of actual possession are the same, that the size, location, and type of buildings and improvements are as shown, and that there are no encroachments, attachments or uses affecting this property appearing upon a careful physical inspection of the same, other than those shown and depicted thereon. 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 1982.



**REVISIONS**

DATE BY	DESCRIPTION
02/27/98 BJA	REVISED AREA AND LEGAL DESCRIPTION
02/27/98 BJA	ADD 1.624 ACRE PARCEL AND SUBMIT TO LEGAL DESCRIPTIONS

**M-E CIVIL ENGINEERING INC.**  
635 BROOKSIDE BOULEVARD  
WESTERVILLE, OHIO 43081  
PHONE: (614) 818-4800  
FAX: (614) 818-4802

**ALTA/ACSM SURVEY**  
WITH TOPOGRAPHY  
4.421 AND 1.624 ACRE TRACTS  
P.O. SURVEY #717, VIRGINIA MILITARY

FIELD	PM	DR
J.D.	B.W.	B.

SCALE: HORIZ. 1"=40'  
VERT. 1"=40'

JOB: 973288-1-1-1

DATE: 10/22/97

SHEET NO. 1/1

PRINT DATE

FIG. NAME: 97288A.D