



ROBERT FRITZ
D.B. 3239 PG. 91

THE BEARINGS ON THE ATTACHED SURVEY WAS BASED ON THE CENTERLINE BEARING OF HARRISBURG PIKE OF N 55°56'56"E SHOWN OF RECORD IN P.B. 67 PG. 19 .

Situate in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey No. 717 and being a part of the 1.141-acre tract conveyed to Yates Enterprises, Inc., by deed of record in O.R. 12133D18, records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Harrisburg Pike (U.S. Route 62 ad S.R. 3 at the southwesterly corner of the said 1.141-acre tract and the northwesterly corner of the 1.0-acre tract conveyed to Phyllis J. Box by deed of record in O.R. 4746C04, said point also being located N 55° 56' 56" E, a distance of 300.70 feet, from a railroad spike found at the southeasterly corner of "SOUTHWEST SQUARE" as shown of record in Plat Book 67, page 19;

Thence N 55° 56' 56" E, a distance of 139.91 feet, along the centerline of Harrisburg Pike and the westerly line of said 1.141-acre tract to a point at the southwesterly corner of the 0.090-acre tract conveyed to the City of Columbus by deed of record in O.R. 12513B11 .

Thence S 74° 04' 20" E, a distance of 65.29 feet, along the southerly line of said 0.090-acre tract to an iron pin set at the southeasterly corner of said 0.090-acre tract;

Thence N 55° 56' 56" E, a distance of 74.46 feet, along the easterly line of said 0.090-acre tract to an iron pin set at the northeasterly corner of said 0.090-acre tract said iron pin also being in the common line to said 1.141-acre tract and the tract of land owned by Robert Fritz as shown of record in Deed Book 7.56, page 544;

Thence the following two (2) courses and distances along the common line to the said 1.141-acre tract and the Fritz tract:

1. Thence S 68° 31' 30" E, a distance of 217.24 feet, to an iron pin found at the northeasterly corner of said 1.141-acre tract,
2. Thence S 43° 04' 25" W, a distance of 40.56 feet, to an iron pin set at a common corner to said Fritz tract and the 4.164-acre tract conveyed to Donna E. Mayne by deed of record in Deed Book 3595, page 475.

Thence S 13° 25' 13" W, a distance of 89.44 feet, along the common line to the said 1.141- and 4.164-acre tracts to an iron pin set at the common corner to the said 1.141-acre Yates tract and the 1.0-acre box tract;

Thence N 76° 34' 47" W, a distance of 405.16 feet, along the common line to said 1.141- and 1.0-acre tracts to the point of beginning containing 1.053 acres, more or less, and being subject to all easements, restrictions and rights-of-way of record.

I hereby certify to: Yates Enterprises, Inc., Capital City Title and Closing Services and First American Title Insurance Company, that the survey entitled 1.143 acres made under my supervision, was prepared from an actual field survey by R. D. Zande & Associates, Limited, dated June 1, 1992, and further certify that it, the information, courses and distances shown hereon are correct; that the title lines and lines of actual possession are the same; that there is no observable evidence of easements affecting this property appearing from a careful physical inspection of the same other than those shown and depicted hereon and/or listed in Schedule B of First American Title Insurance Company Commitment Number HC92-04-383; and that there are no encroachments of substantial improvements over boundary lines from or onto said property, except as shown on the attached survey plat; and that the property shown hereon does not lie within any flood hazard area shown on the FLOOD INSURANCE RATE MAP published by the Federal Emergency Management Agency.

Dated this 3rd day of June, 1992.

R. D. ZANDE & ASSOCIATES, LIMITED
Randy D. Zande
Registered Surveyor 6096

**SURVEY OF
1.053 ACRES
BEING PART OF V.M.S. NUMBER 717
CITY OF COLUMBUS, OHIO**

SCALE: 1" = 20' JUNE, 1992

PREPARED BY:
R. D. ZANDE & ASSOCIATES, LTD.
1237 DUBLIN ROAD
COLUMBUS, OHIO 43215

NOTE: THE EXACT LOCATION OF THE EASEMENT OF RECORD IN O.R. 11608 F03 CANNOT BE DETERMINED.

THE EASEMENT OF RECORD IN D.B. 2953 PAGE 585 DOES NOT APPLY TO THE SUBJECT 1.053 ACRE TRACT.

