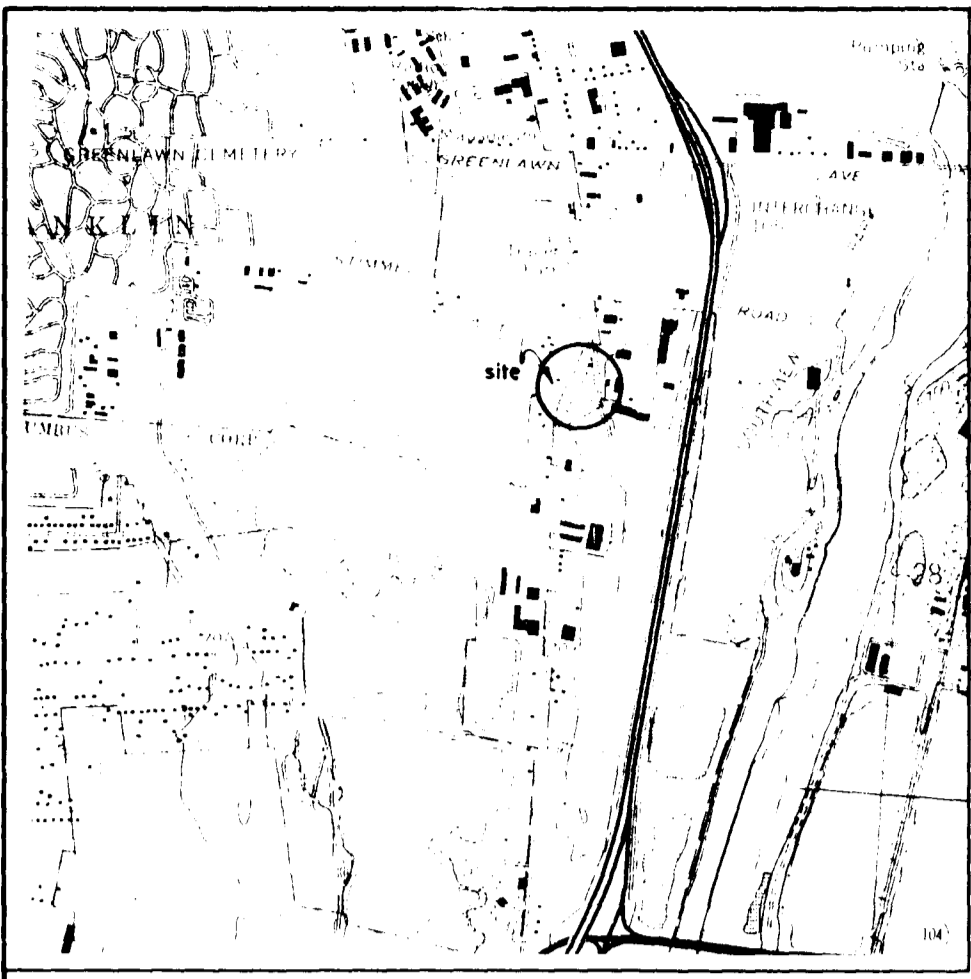
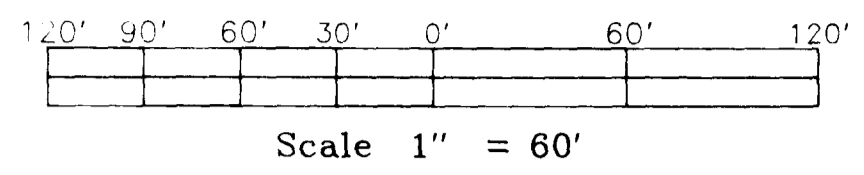


16 November 1993



Vicinity Map  
(nts)

Stimmel Road

Boundary Survey of 2.607 Acres  
located in Virginia Military Survey No. 422  
Franklin Township, Franklin County, Ohio, for...

W.P. Miller

and / or

Columbus Title

Notes:

1. Right-of-Way of Emig Road (formerly Jackson Pike) is per information provided by Franklin County Engineer's Office, although dedication as such unknown by said office and the undersigned.
2. The subject tract is in Flood Zones "A-12" and "C" as per Flood Insurance Rate Map 390167 0120 B, effective date, July 5, 1983.

Legal Description:

2.607 ACRES

Situated in the State of Ohio, County of Franklin, Township of Franklin, Virginia Military Survey No. 422, being part of the land conveyed to William J. Miller by deed of record in Deed Book 3320, Page 267, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a set P.K. nail at the intersection of the line common to Virginia Military Survey Nos. 420 and 422 with the centerline of Harmon Avenue, said nail being Station 475 + 03.56 (see Ohio Department of Transportation right-of-way plans, FRA-104-7.99, S.H. 453, Sec. A (PT));

Thence, along said centerline and the arc of a curve to the right, said curve having a radius of 1,149.82 feet, delta of 04 degrees 18 minutes 15 seconds, and a chord bearing and distance of North 26 degrees 46 minutes 15 seconds East, 86.36 feet to a set P.K. nail at a point of tangency;

Thence, continuing along said centerline, North 28 degrees 55 minutes 22 seconds East, 259.12 feet to a set railroad spike at a point of curvature;

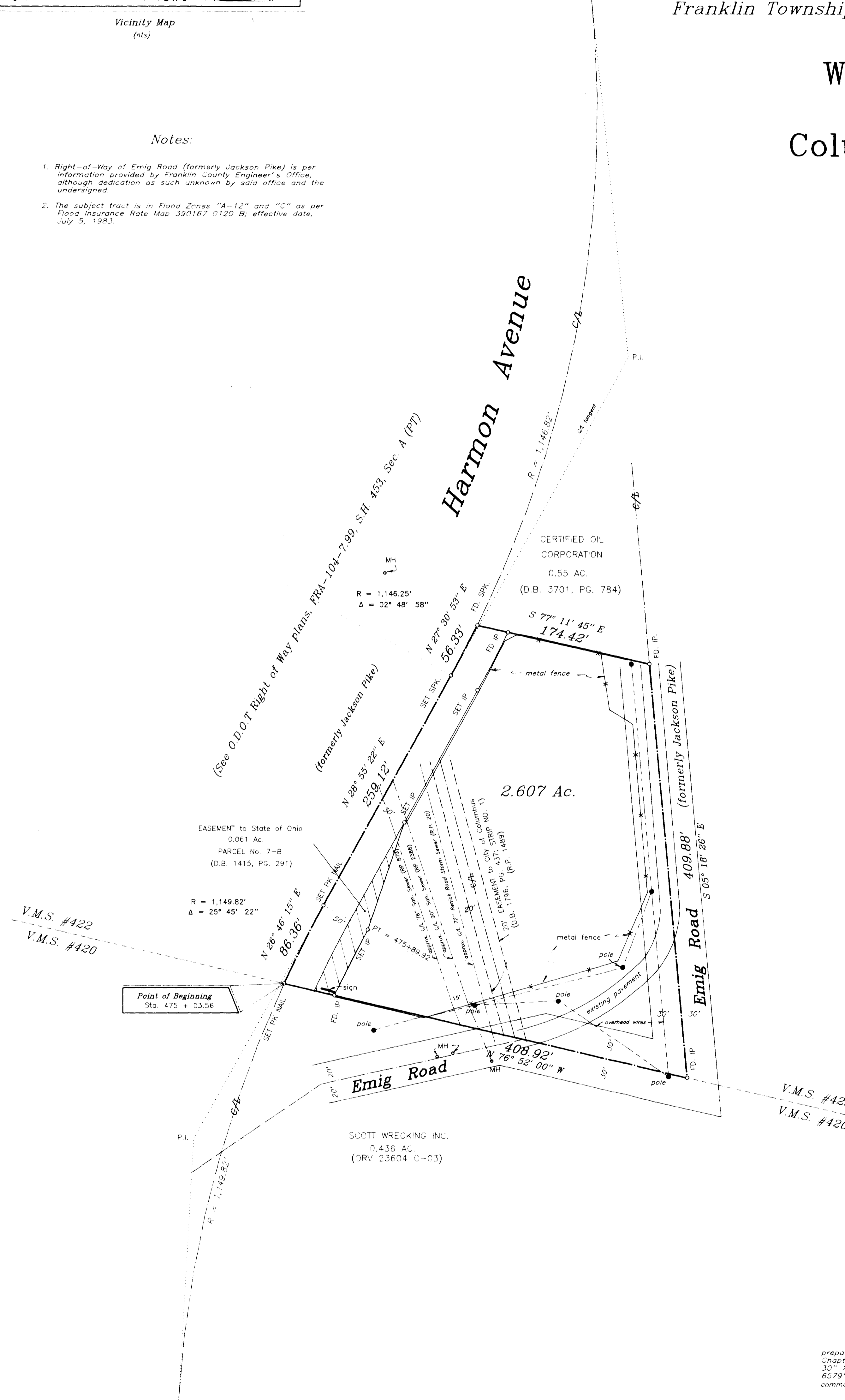
Thence, continuing along said centerline and along the arc of a curve to the left, said curve having a radius of 1,146.25 feet, delta of 02 degrees 48 minutes 58 seconds, and a chord bearing and distance of North 27 degrees 30 minutes 53 seconds East, 56.33 feet to a found railroad spike at the southwest corner of the Certified Oil Corporation 0.55 Acre tract (Deed Book 3701, Page 784, said Recorder's Office);

Thence, along the southerly line of said 0.55 Acre tract, South 77 degrees 11 minutes 45 seconds East, 174.42 feet to a found iron pin in the centerline of Emig Road (formerly Jackson Pike), passing a found iron pin at 30.80 feet;

Thence, along said centerline of Emig Road, South 05 degrees 18 minutes 26 seconds East, 409.88 feet to a found iron pin at the intersection of said centerline with the line common to said Virginia Military Survey Nos. 420 and 422;

Thence, along said line common to Virginia Military Survey Nos. 420 and 422, North 76 degrees 52 minutes 00 seconds West, 408.92 feet to the place of beginning CONTAINING 2.607 ACRES, subject however, to all legal highways, easements, leases, and restrictions of record and of records in the respective utility offices.

The foregoing description was prepared from an actual field survey made by Myers Surveying Company, Inc. in November 1993. Iron pipes set are 30" X 1" O.D. with orange plastic caps inscribed "P.S. 6579", unless otherwise noted. Basis of bearings is the line common to Virginia Military Survey Nos. 420 and 422 held as North 76 degrees 52 minutes 00 seconds West.



Easements:

Easements as per First American Title Insurance Company, Commitment No. 10389517-0, dated October 27, 1993  
SCHEDULE B - SECTION II

- Item 10. Easement granted to State of Ohio, of record in Deed Book 1415, Pages 290 (does not affect subject tract) and 291 (plotted).
- Item 11. Easements granted to Columbus and Southern Ohio Electric Company, of record in Deed Book 1945, page 594 and Deed Book 2724, page 423 (do not affect the subject tract)
- Item 12. Easement granted to City of Columbus, of record in Deed Book 1796, Page 437 (plotted).

UTILITY WARNING:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO WARRANTY THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

By: Albert J. Myers  
Albert J. Myers, Professional Surveyor #6579

**Myers Surveying**  
COMPANY

2740 East Main Street  
Bexley, Ohio 43209-2577  
(614) - 235 - 8677

