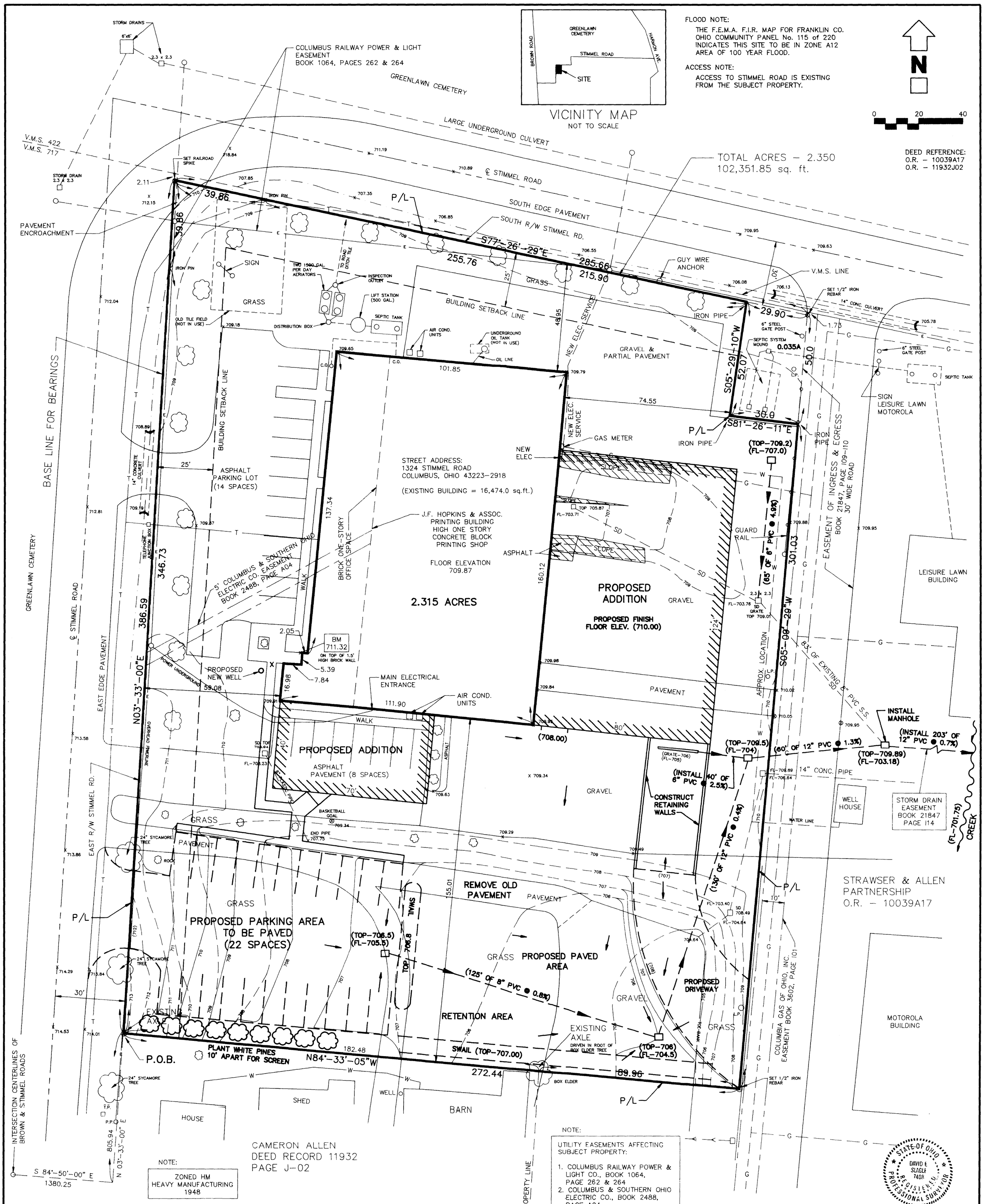

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE COUNTY OF FRANKLIN, STATE OF OHIO, TOWNSHIP OF FRANKLIN BEING LOCATED IN VIRGINIA MILITARY SURVEY NUMBER 717, AND BEING 2.315 ACRES OFF A 4.26 ACRE TRACT OF LAND CONVEYED TO STRAWSER & ALLEN PARTNERSHIP (BY FRANKLIN COUNTY OFFICIAL RECORD 10039 AT A17 JULY 9, 1987) AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN AXLE ON THE EAST RIGHT-OF-WAY OF STIMMEL ROAD (60 FEET WIDE), SAID POINT BEING THE SOUTH-WEST CORNER OF THE 4.26 ACRE TRACT AND SAID POINT ALSO BEING SOUTH 84 DEGREES 50 MINUTES 00 SECONDS EAST 1380.25 FEET AND NORTH 03 DEGREES 33 MINUTES 00 SECONDS EAST 805.94 FEET FROM THE CENTERLINE INTERSECTION OF BROWN ROAD AND STIMMEL ROAD;

THENCE NORTH 03 DEGREES 33 MINUTES 00 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY OF STIMMEL ROAD (PASSING AN IRON PIN AT 346.73 FEET) 386.59 FEET TO A RAILROAD SPIKE IN THE ASPHALT PAVEMENT IN THE SOUTH RIGHT-OF-WAY OF STIMMEL ROAD;

THENCE SOUTH 77 DEGREES 26 MINUTES 29 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY OF STIMMEL ROAD (PASSING AN IRON PIN AT 39.86 FEET) A DISTANCE OF 255.76 FEET TO AN IRON PIN;

THENCE SOUTH 05 DEGREES 29 MINUTES 10 SECONDS WEST 52.07 FEET TO AN IRON PIPE;

THENCE SOUTH 81 DEGREES 26 MINUTES 11 SECONDS EAST 30.00 FEET TO AN IRON PIPE;

THENCE SOUTH 05 DEGREES 09 MINUTES 29 SECONDS WEST 301.03 FEET TO AN IRON PIN;

THENCE NORTH 84 DEGREES 33 MINUTES 05 SECONDS WEST (PASSING AN AXLE AT 89.96 FEET SAID POINT BEING THE NORTHEAST CORNER OF THE CAMERON ALLEN PROPERTY AS RECORDED IN DEED RECORD 11932 AT PAGE J-02); THENCE CONTINUE NORTH 84 DEGREES 33 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID CAMERON ALLEN PROPERTY A TOTAL DISTANCE OF 272.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.315 ACRES.

SUBJECT TO ALL LEGAL RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

BASIS FOR BEARING IS EAST LINE OF STIMMEL ROAD AS DESCRIBED IN FRANKLIN COUNTY OFFICIAL RECORDS 10039 A17 OF THE 4.26 ACRE TRACT.

SURVEY IS ACTUAL SURVEY MADE ON THE GROUND DURING JANUARY 1992.

PREPARED BY:

XYZ SURVEY SERVICE
FROM PREVIOUS MAPS, FIELD SURVEYS
3958 LAROSA COURT
GROVE CITY, OHIO

SURVEYORS CERTIFICATE:

TO ALL PERSONS INTERESTED IN THE TITLE TO THE PREMISES SHOWN ON THIS PLOT PLAN:

I HEREBY CERTIFY THAT I PERSONALLY MADE AN ACTUAL SURVEY OF THE PREMISES SHOWN ON THIS PLOT PLAN ON THE 16TH DAY OF JANUARY, 1992; THAT THIS PLOT PLAN IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY, I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY LINE OF THE PREMISES EXCEPT AS SHOWN HEREON.

SIGNED AT COLUMBUS, OHIO, THIS 16TH DAY OF JANUARY, 1992.

David E. Slagle
REGISTERED SURVEYOR OHIO 7408

NOTES:

1) UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON INFORMATION RECEIVED VERBALLY AND/OR BY LOCATION MAPS FROM UTILITY COMPANIES ALONG WITH EVIDENCE FROM SURVEYS.

2) BEARINGS ARE MAGNETIC AND BASED ON EAST RIGHT OF WAY OF STIMMEL ROAD DESCRIBED IN FRANKLIN COUNTY RECORD 10039A17.

3) ELEVATIONS SHOWN ARE TAKEN FROM FRANKLIN CO. B.M. #140 AT CORNER OF BROWN AND ROSEMONT (739.011).

4) DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.

5) PROPOSED ELEVATIONS – (000.00)

REV	REVISION DESCRIPTION	DATE
2	EASEMENTS/VICINITY MAP/NOTES	4-22-93
1	FINAL CONTOURS/BLDG. LOCATIONS/DESCRIPTIONS	3-25-93

XYZ SURVEY SERVICE

SCALE: 1"=20'-0"	APPROVED BY:	DRAWN BY: JM/JDSI
DATE: 1-16-92		REVISED:

STRAWSER and ALLEN

CAD FILE:	PLOT RATIO:	JOB NUMBER:
91L06	1=240	91L06