

PARCEL 3:

Beginning for reference at an iron pipe at the southeast corner of the 10.08 acre tract conveyed to Ronk Brother's Properties by deed of record in Official Record Volume 12738, Page B-14, Recorder's Office, Franklin County, Ohio;

Thence along the south line of said 10.08 acre tract S 89° 20' 19" W a distance of 881.01 feet to an iron pipe found;

Thence N 0° 39' 41" W a distance of 10.50 feet to an iron pipe set, this being the True Point of Beginning for the following described parcel:

Thence continuing N 0° 39' 41" W a distance of 278.9051 feet to an iron pipe found;

Thence along the north line of said 10.08 acre tract N 79° 44' 52" E a distance of 587.5534 feet to an iron pipe set;

Thence S 0° 39' 41" a distance of 378.1602 feet to an iron pipe set;

Thence S 89° 50' 23.28" W a distance of 155.7334 feet to an iron pipe set;

Thence S 89° 20' 19" W a distance of 423.6111 feet to the True Point of Beginning, and containing 4.3628 acres, more or less, subject to all easements and restrictions of record, and the following easements:

(1) Beginning for reference at an iron pipe at the southeast corner of said 10.08 acre tract, thence along the south line of said 10.08 acre tract S 89° 20' 19" W a distance of 343.50 feet to the True Point of Beginning;

Thence N 0° 39' 41" W a distance of 75.0 feet to a point;

Thence S 89° 20' 19" W a distance of 537.51 feet to a point on the east line of Parcel 2;

Thence along the east line of Parcel 2 S 0° 39' 41" E a distance of 25.0 feet to a point;

Thence N 89° 20' 19" E a distance of 487.51 feet to a point;

Thence S 0° 39' 41" E a distance of 50.0 feet to a point on the south line of said 10.08 acre tract;

Thence along the south line of said 10.08 acre tract N 89° 20' 19" E a distance of 50.0 feet to the True Point of Beginning;

The foregoing easement is for access to Parcel 2.

(2) Beginning for reference at an iron pipe at the southeast corner of said 10.08 acre tract, thence along the south line of said 10.08 acre tract S 89° 20' 19" W a distance of 343.50 feet to the True Point of Beginning;

Thence N 0° 39' 41" W a distance of 50.0 feet to a point;

Thence N 89° 20' 19" E a distance of 41.856 feet to a point on the west line of Parcel 4;

Thence along the west line of Parcel 4 N 0° 39' 41" W a distance of 25.0 feet to a point;

Thence S 89° 20' 19" W a distance of 91.856 feet to a point;

Thence S 0° 39' 41" E a distance of 75.0 feet to a point on the south line of said 10.08 acre tract;

Thence along the south line of said 10.08 acre tract N 89° 20' 19" E a distance of 50.0 feet to the True Point of Beginning;

The foregoing easement is for access to Parcel 4.

PARCEL 2:

Beginning for reference at an iron pipe at the southwest corner of the 10.08 acre tract conveyed to Ronk Brother's Properties by deed of record in Official Record Volume 12738, Page B-14, Recorder's Office, Franklin County, Ohio, this being the True Point of Beginning;

Thence along the south line of said 10.08 acre tract N 32° 43' 17" W a distance of 49.93 feet to an iron pipe found;

Thence along the north line of said 10.08 acre tract N 50° 40' 07" E a distance of 344.91 feet to an iron pipe found;

Thence continuing along the north line of said 10.08 acre tract N 65° 03' 12" E a distance of 543.41 feet to an iron pipe found;

Thence continuing along the north line of said 10.08 acre tract N 79° 44' 51.84" E a distance of 77.3497 feet to an iron pipe found;

Thence S 0° 39' 41" E a distance of 278.9051 feet to an iron pipe set;

Thence S 89° 20' 19" W a distance of 555.80 feet to an iron pipe set;

Thence S 49° 33' 23.81" W a distance of 336.4799 feet to the True Point of Beginning, and containing 2.5852 acres, more or less, subject to all easements and restrictions of record.

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 3, Township 4, Range 22, Congress Lands, and being more particularly described as follows:

PARCEL 1:

Beginning for reference at an iron pipe at the southeast corner of the 10.08 acre tract of land conveyed to Ronk Brother's Properties by deed of record in Official Record volume 12738, Page B-14, in the Recorder's Office, Franklin County, Ohio, this being the True Point of Beginning;

Thence along the south property line of the 10.08 acre tract S 89° 20' 19" W a distance of 1436.81 feet to an iron pipe found;

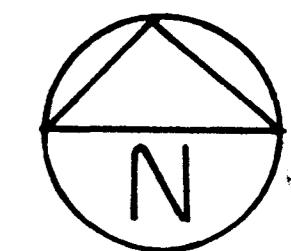
Thence continuing along the south line of the said 10.08 acre tract S 50° 57' 30" W a distance of 329.86 feet to an iron pipe found;

Thence N 49° 33' 23.81" E a distance of 336.48 feet to an iron pipe set;

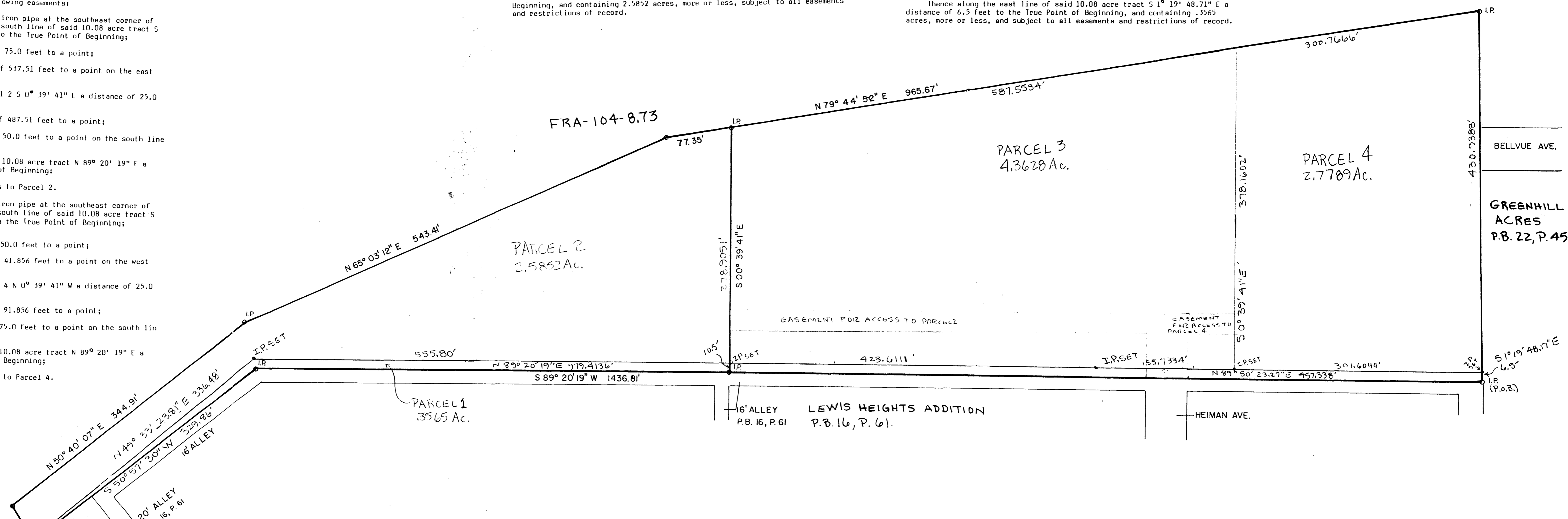
Thence N 89° 20' 19" E a distance of 979.4136 feet to an iron pipe set;

Thence N 89° 50' 23.27" E a distance of 457.338 feet to an iron pipe set on the east line of the said 10.08 acre tract;

Thence along the east line of said 10.08 acre tract S 1° 19' 48.71" E a distance of 6.5 feet to the True Point of Beginning, and containing .3565 acres, more or less, and subject to all easements and restrictions of record.



SCALE 1" = 60'



PARCEL 4:

Beginning for reference at an iron pipe at the southeast corner of a 10.08 acre tract of land conveyed to Ronk Brother's Properties by deed of record in Official Record Volume 12738, Page B-14, Recorder's Office, Franklin County, Ohio;

Thence along the east line of said 10.08 acre tract N 1° 19' 48.71" W a distance of 6.50 feet to the True Point of Beginning;

Thence S 89° 50' 23.28" W a distance of 301.6044 feet to an iron pipe set;

Thence N 0° 39' 41" W a distance of 378.1602 feet to an iron pipe set;

Thence along the north line of said 10.08 acre tract N 79° 44' 52" E a distance of 300.7666 feet to an iron pipe found;

Thence along the east line of said 10.08 acre tract S 1° 19' 48.17" E a distance of 430.9388 feet to the True Point of Beginning, and containing 2.7789 acres, more or less, subject to all easements and restrictions of record.

The basis of bearing for the foregoing plat is the same as shown on the Limited Access Plan FRA-104-8.73 on file with the Ohio Department of Transportation.

The 10.083 acres shown hereon is not located within any 100 year flood plain as shown on the Flood Insurance Relief Map for the City of Columbus, Ohio, Community Panel 390170 00908, effective date July 5, 1983.

The foregoing is based upon an actual field survey performed by Walter T. Olmstead, Registered Surveyor No. 4700, on October 14, 1992.

The grantors do hereby specifically waive and release any and all right or rights of direct vehicular access or claim thereof to present City of Columbus street and alley improvements known as Bellview Avenue, Eagle Avenue, Lawndale Avenue, or the alleys abutting or intersecting the south side of said property, said alleys as described in Property Book 16, Page 61, Recorder's Office, Franklin County, Ohio, excepting for a 50 foot wide strip of the alley abutting the south side of said property, said strip commencing 343.50 feet east of the southeast corner of the said 10.08 acre tract, directly north of and centered upon the 50 foot right-of-way for Heiman Avenue. Said strip is for the purpose of access to Parcels 2, 3, and 4 via Heiman Avenue, and will be the only point of access to said parcels.

This conveyance shall act automatically as a waiver to the grantee in the elimination of any direct vehicular access to said streets and alleys either for present or future.

WE HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES.



10-14-92 DATE *Walter T. Olmstead* REGISTERED SURVEYOR

THE BASIS OF BEARING OF THE FOREGOING PLAT IS THE SAME AS DESCRIBED IN THE DEED TO THE CITY OF COLUMBUS OF RECORD IN DEED BOOK 3079, P. 469 IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND AS SHOWN UPON THE LIMITED ACCESS PLAN, FRA-104-8.73, ON FILE WITH THE OHIO DEPARTMENT OF TRANSPORTATION.

REVISION	DATE	DESCRIPTION	BY
DATE		DRAWN BY	BRUCE W. HULSART, P.E. 2979 HEADLEY'S MILL RD. JERSEY, OHIO 43062
APPROVED BY	DATE	— TITLE — LOT SPLIT FOR RONK BROTHER'S PROPERTIES	
DESIGNED BY		SCALE	SHEET NO.