

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Lots No 5 and 6 in the east half of Section No. 3, Township 4, Range 22, Congress Lands, containing 7.064 acres of land, more or less, said 7.064 acre tract being part of that 28.331 acre tract of land described in Exhibit "A" in the deed to Ohio Mulch Supply, Inc., of record in Instrument 199809110231744, Recorder's Office, Franklin County, Ohio, said 7.064 acre tract being more particularly described as follows:

Beginning for reference, at the centerline intersection of Lockbourne Road and Buckeye Park Road, sixty feet in width, as the same is designated and delineated upon the recorded plat of the Dedication of Buckeye Park Road and Easements, of record in Plat Book 42, Pages 26 and 27, Recorder's Office, Franklin County, Ohio; thence N 89°42'00"W, with the centerline of said Buckeye Park Road, a distance of 660.87 feet to a point of tangency; thence westwardly, with the centerline of said Buckeye Park Road and with the arc of a curve to the left, having a radius of 250.00 feet, a central angle of 0°00'50" and a chord that bears N 89°42'05"W, a chord distance of 0.06 feet to a point; thence S 0°17'10"W, radially to said curve, a distance of 30.00 feet to a 3/4-inch (I.D.) iron pipe found at the true point of beginning at the northeastern corner of said 28.331 acre tract, the same being the point of intersection of the easterly line of said Lot No. 6 and a southerly right-of-way line of said Buckeye Park Road, as shown and delineated on the recorded plat of the said Dedication of Buckeye Park Road and Easements, said point of beginning also being in a westerly line of Christian Mueller's Lockbourne Road Subdivision, of record in Plat Book 10, Page 149, Recorder's Office, Franklin County, Ohio;

Thence, from said true point of beginning, S 0°13'19"W, with an easterly line of said 28.331 acre tract, with an easterly line of said Lot No. 6 and with the westerly line of said Christian Mueller's Lockbourne Road Subdivision, a distance of 520.21 feet to a 1-inch iron pipe found at a northwesterly corner of Lot 5 of said Christian Mueller's Lockbourne Road Subdivision;

Thence N 89°38'08"W, crossing said 28.331 acre tract, a distance of 607.78 feet to a 3/4-inch (I.D.) iron pipe set;

Thence N 13°27'32"W, a distance of 462.98 feet to a 3/4-inch (I.D.) iron pipe set in a curve to a northerly line of said 28.331 acre tract, the same being in a southerly right-of-way line of said Buckeye Park Road;

Thence easterly, with the northerly line of said 28.331 acre tract and with the southerly right-of-way line of said Buckeye Park Road, the following four (4) courses and distances:

- 1) with the arc of a curve to the right, having a radius of 855.12', a central angle of 2°13'32" and a chord that bears N 88°53'14"E, a chord distance of 33.21' feet to a 3/4-inch (I.D.) iron pipe found at a point of tangency;
- 2) EAST, a distance of 439.04 feet to a 3/4-inch (I.D.) iron pipe found at a point of curvature;
- 3) with the arc of a curve to the left having a radius of 268.38 feet, a central angle of 3°00'00" and a chord that bears N 75°00'00"E, a chord distance of 138.92 feet to a 3/4-inch (I.D.) iron pipe found at a point of reverse curvature;
- 4) with the arc of a curve to the right having a radius of 220.00 feet, a central angle of 3°17'10" and a chord that bears N 75°08'35"E, a chord distance of 114.94 feet to the true point of beginning and containing 7.064 acres of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, of previous record

The bearings given in the foregoing description are based on the bearing of S 89°42'08"E, as shown along a portion of the centerline of said Buckeye Park Road, as described in the deed to Ohio Mulch Supply, Inc., of record in Instrument 199809110231744, Recorder's Office, Franklin County, Ohio.

EASEMENT REFERENCE

The items shown on this survey of the 7.064 acre tract of land correspond to those items with the same numbers that are shown in SCHEDULE B - SECTION 4 of THE FIRST AMERICAN TITLE INSURANCE COMPANY Commitment No. HTA-4762

- Item 9 Plat Book 42, Page 26, Plotted 10', 15', and 20' Easements and 30" Storm Sewer Easement (Plotted)
- Item 10 Deed Book 3002, Page 11, 10.00 foot wide City of Columbus Sanitary Sewer Easement (Plotted)
- Item 11 Deed Book 3093, Page 407, 200.00 foot wide Columbus and Southern Ohio Electric Company Easement, as described does not lie within the limits of the subject site (Plotted)
- Item 12 Deed Book 2933, Page 310, 10.00 foot wide Columbus and Southern Ohio Electric Company Easement (Plotted)
- Item 13 City of Columbus Ordinance CC 3363-24-B, CC 3363.27(b)(1) 25.00 foot City of Columbus Building Setback Line (Plotted)

This is to certify that the above map of survey is based on a field survey made between January 1998 and January of 1999, by me or directly under my supervision in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1997 and to the best of professional knowledge, information and belief.

- accurately represents the facts found at the time of the survey;
- except as shown on the survey drawing, there are no discrepancies between the boundary lines of the subject property as shown on the survey drawing and as described in the legal description of record;
- the boundary line dimensions as shown on the survey drawing from a mathematically closed figure within .001 foot;
- except as shown on the survey drawing, the boundary lines of the subject property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record; and
- the field survey meets the accuracy requirements of an Urban Survey as defined therein.

ENCROACHMENTS

1.) Chainlink fence at northwest corner

2.) Existing Chainlink Fence Encroachment

3.) Electric Tower

4.) Electric Tower

5.) Electric Tower

6.) Electric Tower

7.) Electric Tower

8.) Electric Tower

9.) Electric Tower

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99.) Electric Tower

100.) Electric Tower

LEGEND

- Sanitary Man. Hole
- Power Pole
- Storm Sewer Man. Hole
- Curb Inlet
- 3/4-inch (I.D.) Iron Pipe Set
- 3/4-inch (I.D.) Iron Pipe Found
- Chainlink Fence

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft

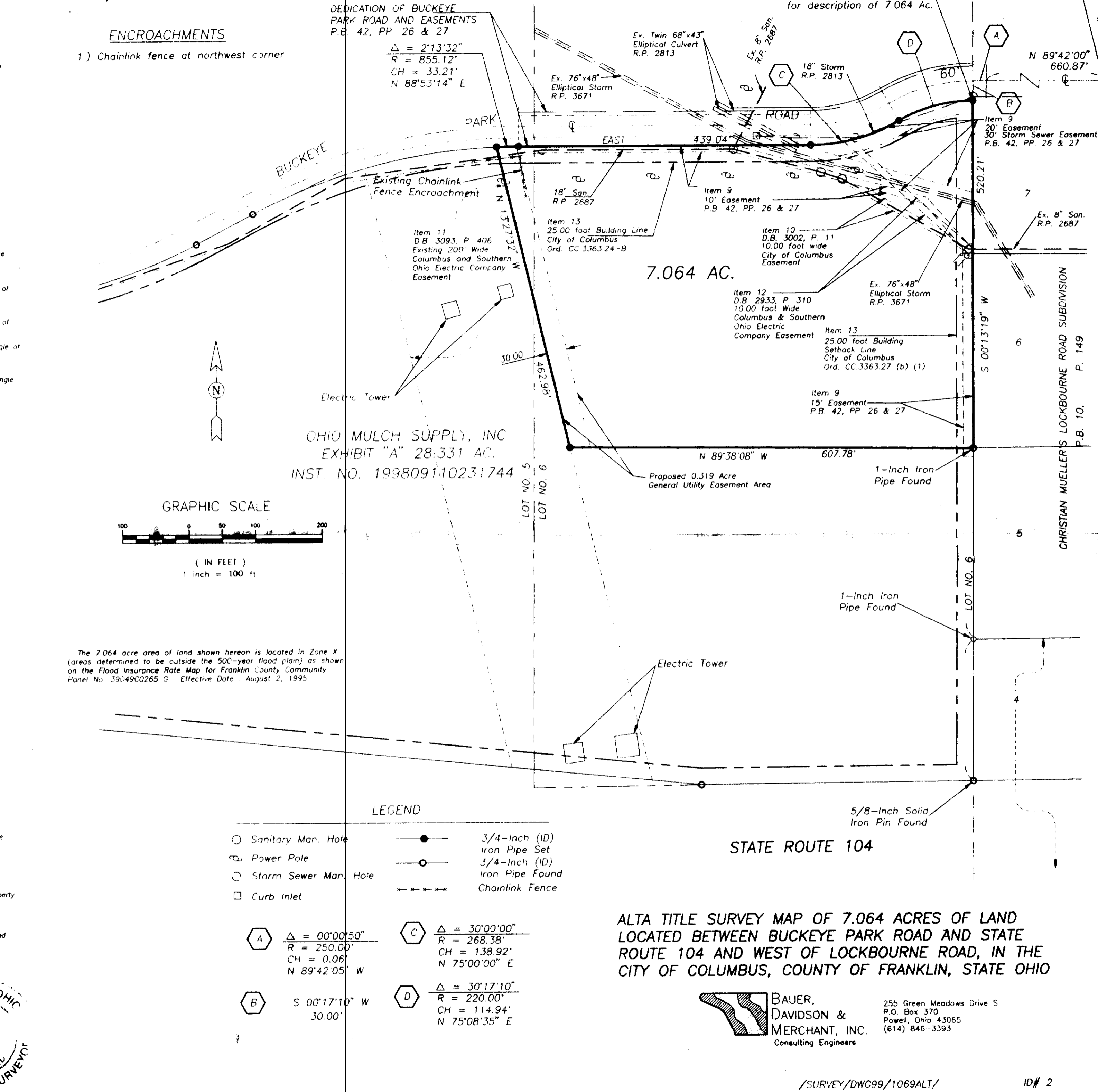
The 7.064 acre area of land shown hereon is located in Zone X (area determined to be outside the 500-year flood plain) as shown on the Flood Insurance Rate Map for Franklin County Community Plan No. 39049C0265 G - Effective Date - August 2, 1995

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

By *Robert B. Stover*
Professional Surveyor No. 7244

ROBERT B. STOVER
REGISTERED PROFESSIONAL SURVEYOR

SCALE 1"=100'
JANUARY 25, 1999
ORDER NO. 106-99



ALTA TITLE SURVEY MAP OF 7.064 ACRES OF LAND LOCATED BETWEEN BUCKEYE PARK ROAD AND STATE ROUTE 104 AND WEST OF LOCKBOURNE ROAD, IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OHIO

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers

25b Green Meadows Drive S
P.O. Box 370
Powell, Ohio 43065
(614) 646-3393