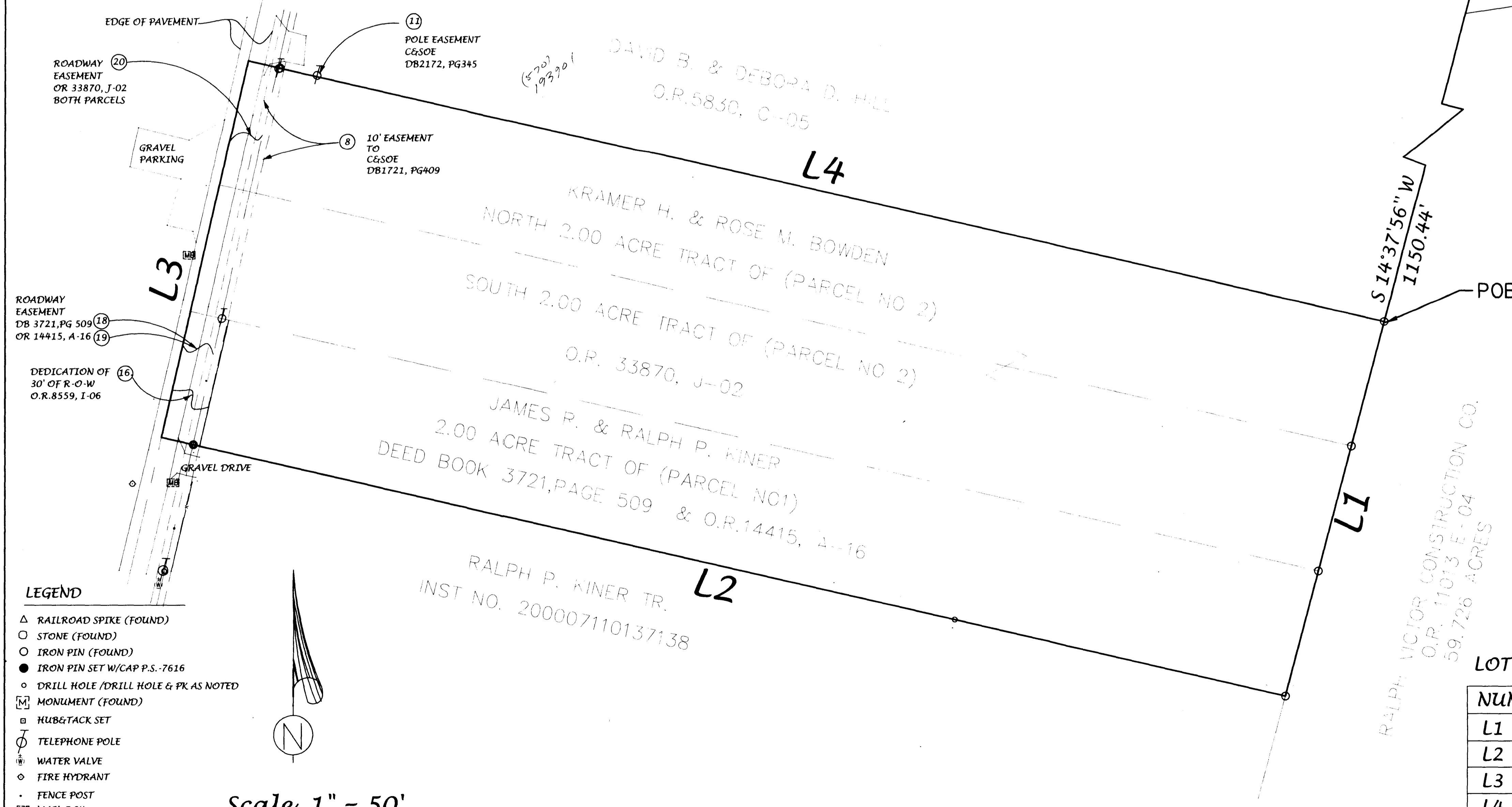


SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JACKSON, AND BEING 6.001 ACRES OUT OF VMS NO. 4641, AND ALSO BEING PART OF A 101.07 ACRE TRACT KNOWN AS TRACT NO. 30 OF A CERTAIN UNRECORDED PLAT, AS FOUND IN DEED BOOK 1591, PAGE 641 OF THE FRANKLIN COUNTY RECORDER'S OFFICE AND BOUNDED AND DESCRIBED AS FOLLOWS,

NOTES CORRESPONDING TO SCHEDULE "B"  
POLICY NO.2001-241

- 7) EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DEED BOOK 1721, PAGE 409. (DOES EFFECT PROPERTY, AS SHOWN ON PLAT)
- 8) EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DEED BOOK 1780, PAGE 606. (DOES NOT EFFECT PROPERTY)
- 9) EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DEED BOOK 1953, PAGE 423. (DOES NOT EFFECT PROPERTY)
- 10) EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DEED BOOK 1970, PAGE 149. (DOES NOT EFFECT PROPERTY)
- 11) EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DEED BOOK 2172, PAGE 345. (DOES EFFECT PROPERTY, AS SHOWN ON PLAT.)
- 12) EASEMENT TO STATE OF OHIO OF RECORD IN DEED BOOK 2177, PAGE 78 (DOES NOT EFFECT PROPERTY)
- 13) EASEMENT TO STATE OF OHIO OF RECORD IN DEED BOOK 2177, PAGE 83 (DOES NOT EFFECT PROPERTY)
- 14) EASEMENT TO STATE OF OHIO OF RECORD IN DEED BOOK 2185, PAGE 130 (DOES NOT EFFECT PROPERTY)
- 15) EASEMENT TO STATE OF OHIO OF RECORD IN DEED BOOK 2185, PAGE 134 (DOES NOT EFFECT PROPERTY)
- 16) DEDICATION RIGHT OF WAY TO THE CITY OF COLUMBUS OF RECORD IN O.R.08559, I-06 (DOES EFFECT PROPERTY AS SHOWN ON PLAT)
- 17) ORIGINAL 101.07 ACRES BLANKET EASEMENT FOR WAGON PATHS OF RECORD IN DEED BOOK 365, PAGE 267 (DOES EFFECT PROPERTY, NOT PLOTTABLE)
- 18) ROADWAY EASEMENT OF RECORD IN DEED BOOK 3721, PAGE 509 (DOES EFFECT PROPERTY, AS SHOWN ON PLAT)
- 19) ROADWAY EASEMENT OF RECORD IN O.R.14415, A-16 (DOES EFFECT PROPERTY AS SHOWN ON PLAT)
- 20) ROADWAY EASEMENT OF RECORD IN O.R.33870, J-02 (DOES EFFECT PROPERTY AS SHOWN ON PLAT)



POINT OF REFERENCE  
N 81°30'00"E  
LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JACKSON, AND BEING 6.001 ACRES OUT OF VMS NO. 4641, AND ALSO BEING PART OF A 101.07 ACRE TRACT KNOWN AS TRACT NO. 30 OF A CERTAIN UNRECORDED PLAT, AS FOUND IN DEED BOOK 1591, PAGE 641 OF THE FRANKLIN COUNTY RECORDER'S OFFICE AND BOUNDED AND DESCRIBED AS FOLLOWS.

BEGINNING FOR REFERENCE AT AN IRON PIN FOUND IN THE INTERSECTION OF THE CENTERLINES OF BROWN ROAD AND DYER ROAD,

THENCE LEAVING THE CENTERLINE OF SAID DYER ROAD IN A SOUTHWESTERLY DIRECTION AND CONVERGING WITH THE INTERSECTION OF THE WESTERLY LINE OF C.B. & I.B. NENNERFELT, DB 3254, PG 360, EASTERLY LINE ROBERKIAN N. EARL OF O.R. 7829, 406, AND SOUTHERLY RIGHT OF WAY LINE OF DYER ROAD AND CONTINUING ON A BEARING OF S 15°46'44" W A DISTANCE OF 285.15' TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID C.B. & I.B. NENNERFELT AND NORTHWEST CORNER OF A 59.726 ACRE TRACT OF RALPH VICTOR CONSTRUCTION CO. O.R. 11013, E04,

THENCE WITH THE WESTERLY LINE OF SAID 59.726 ACRE TRACT, S 14°37'56" W A DISTANCE OF 1150.44' TO A POINT ON THE WESTERLY LINE OF SAID 59.726 ACRE TRACT, NORTHEASTERLY CORNER OF THE NORTHERLY 2.00 ACRE TRACT, O.R.33870, J-02, (PARCEL NO. 2) AND NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING "THE TRUE POINT OF BEGINNING",

L1 THENCE WITH SAID WESTERLY LINE OF A 59.726 ACRE TRACT AND EASTERLY LINE OF THE HEREIN DESCRIBED TRACT S 14°37'56" W PASSING AN IRON PIN FOUND ON THE SOUTHEAST CORNER OF SAID 2.00 ACRE NORTHERLY TRACT OF (PARCEL NO. 2), ALSO BEING THE NORTH EAST CORNER OF THE SOUTHERLY 2.00 ACRE TRACT OF SAID (PARCEL NO. 2) AT 98.10', 0.02' RIGHT, AN IRON PIN FOUND AT THE SOUTHEASTERLY CORNER OF SAID (PARCEL NO. 2) ALSO BEING THE NORTHEAST CORNER OF A 2.00 ACRE TRACT DEED BOOK 3720, PAGE 509 & O.R. 14415, A-16 (PARCEL NO.1) 196.45' 0.02' LEFT FOR A TOTAL DISTANCE OF 295.12' TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF (PARCEL NO. 1) AND THE HEREIN DESCRIBED TRACT.

L2 THENCE WITH THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTHERLY LINE OF RALPH P. KINER TR. INST NO 200007110137138, N 77°08'23" W PASSING AN IRON PIN FOUND AT 858.96' 0.04' RIGHT FOR A TOTAL DISTANCE OF 881.96' TO A POINT ON THE CENTER LINE OF LAZAR ROAD, HAVING A 50' RIGHT OF WAY AND SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT (PARCEL NO. 1), AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

L3 THENCE WITH THE CENTERLINE OF SAID ROAD AND WESTERLY LINE OF THE HEREIN DESCRIBED TRACT N 12°56'55" E PASSING A POINT ON THE NORTHWEST CORNER OF SAID 2.00 ACRE TRACT, (PARCEL NO. 1), AND SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT, (THE SOUTHERLY 2.00 ACRE TRACT OF PARCEL NO. 2) AT 98.62' AND A POINT ON THE NORTHWEST CORNER OF SAID (SOUTHERLY 2.00 ACRE TRACT OF PARCEL NO. 2 AND SOUTHWEST CORNER OF THE NORTHERLY 2.00 ACRE TRACT OF PARCEL NO. 2) 196.93', FOR A TOTAL DISTANCE OF 294.91' TO A POINT ON SAID CENTERLINE OF LAZAR ROAD 50', AND (THE NORTHWEST CORNER OF THE NORTHERLY TRACT OF PARCEL NO. 2),

L4 THENCE WITH THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT AND SOUTHERLY LINE OF DAVID B. DEBORAH D. HILL, O.R. 5830, C-05 S 77°08'40" E, AND PASSING AN IRON PIN FOUND AT 25.00' A TOTAL DISTANCE OF 890.63' TO AN IRON PIN FOUND AND "THE TRUE POINT OF BEGINNING", CONTAINING 6.001 ACRE +/-.

EXCEPTING ANY AND ALL LEGAL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF PREVIOUS RECORD.

BASIS OF BEARING: BEING THE CENTERLINE OF DYER ROAD, N 81°30'00" E

IRON PINS SET ARE 30" IN LENGTH AND 5/8ths " REBAR WITH AN ORANGE CAP, "CSC -PS-7616".

THIS DESCRIPTION IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED ON JUNE 23, 2001.

GRANTORS CLAIM TITLE BY INSTRUMENT OF RECORD O.R.33870, J-02 (PARCEL NO. 2), AND DEED BOOK 3721, PAGE 509 - O.R.14415, A-16 (PARCEL NO. 1) OF THE FRANKLIN COUNTY RECORDER'S OFFICE.

ORIGINAL ELECTRONIC FILES ARE MAINTAINED BY CONKLE SURVEYING CORPORATION. ANY ALTERATION OF OR OMISSION OF THIS PLAT AND OR DESCRIPTION VOIDS THE SURVEY IN ITS ENTIRETY.

ALTA/ACSM CERTIFICATION

CERTIFIED TO: LAND NETWORK

THIS IS TO CERTIFY THIS MAP OR PLAT AND THE SURVEY WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1987 AND PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT AS OF THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY.

STATEMENT OF ENCROACHMENT

NONE

LOT CALCULATION TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 14°37'56" W	295.12'
L2	N 77°08'23" W	881.96'
L3	N 12°56'55" E	294.91'
L4	S 77°08'40" E	890.63'



ORIGINAL DOCUMENT SEAL IS RED.

*J. Conkle P.S.*

LEGEND

- △ RAILROAD SPIKE (FOUND)
- STONE (FOUND)
- IRON PIN (FOUND)
- IRON PIN SET W/CAP P.S.-7616
- DRILL HOLE /DRILL HOLE & PK AS NOTED
- ⊞ MONUMENT (FOUND)
- ⊞ HUB&TACK SET
- ⊞ TELEPHONE POLE
- ⊞ WATER VALVE
- ⊞ FIRE HYDRANT
- ⊞ FENCE POST
- ⊞ MAIL BOX

Scale 1" = 50'

APPROVED	DRAWN BY: J CONKLE PS DATE: 7/07/01 DWG. NO.: 010704.21580853	REVISIONS	CONKLE SURVEYING CORP. 4814 SMOKETALK LANE WESTERVILLE, OHIO OFFICE 614-882-1372 ~ MOBILE 614-679-2944	PROJECT ALTA/ACSM SURVEY FOR HEATHERBROOK DEVELOPERS	DATE 7/07/01	SHT. NO. 1 / 1
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7/04/01