

Arnold Survey Company

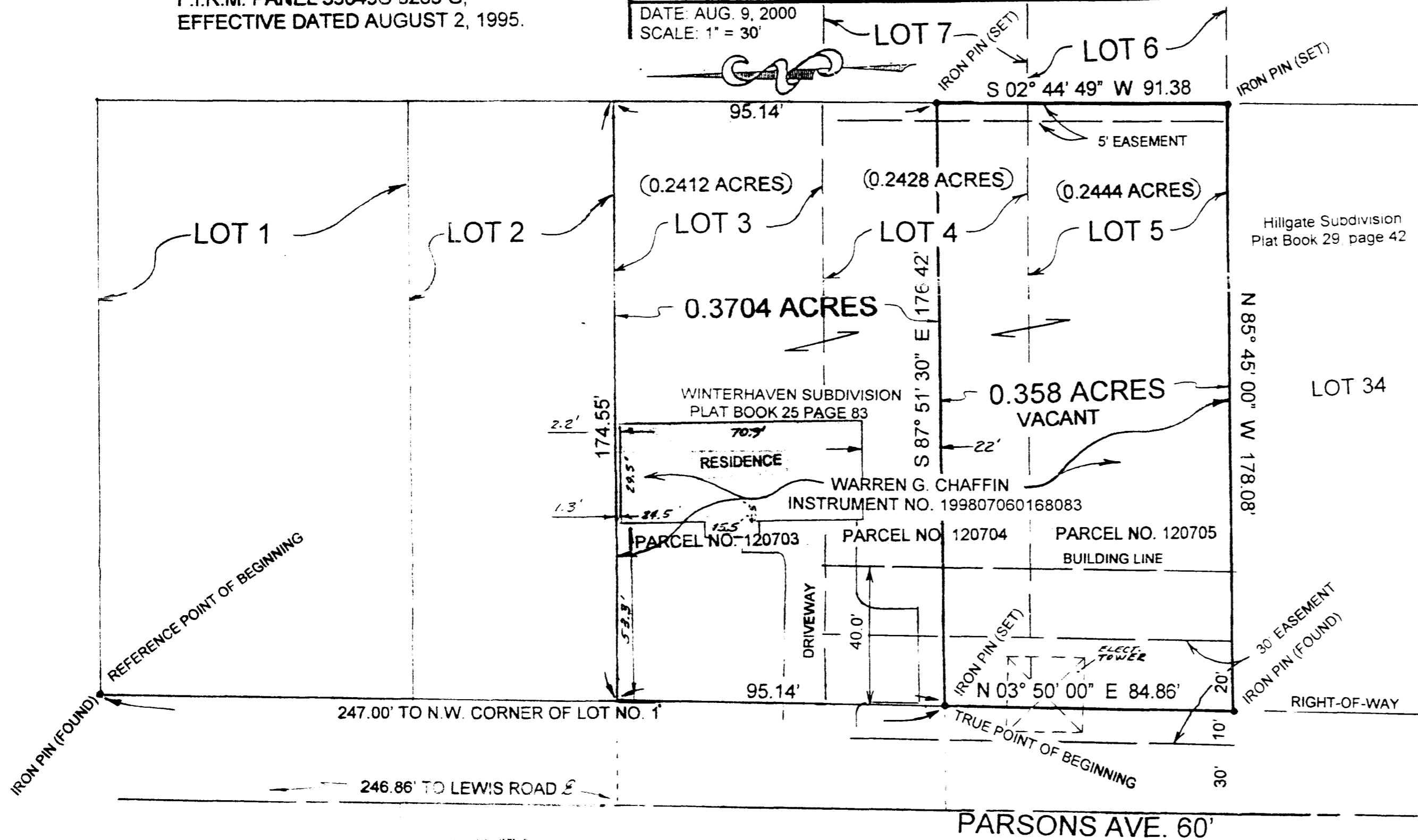
3911 BROADWAY STREET SUITE C GROVE CITY, OHIO 43123 TEL. (614)875-7684

0.358 ACRES BOUNDARY SURVEY

ZONING DISTRICT R-2

FLOOD ZONE: "X"
F.I.R.M. PANEL 39049C 0265 G,
EFFECTIVE DATED AUGUST 2, 1995.

DATE: AUG. 9, 2000
SCALE: 1" = 30'



Situated in the State of Ohio, County of Franklin, City of Columbus, being in Section 10, Township 4, Range 22, Congress Lands, and being 0.358 acres of land more or less, and said 0.358 acre tract being all of Lot No. 5, and part of Lot No. 4 of Winter Haven Subdivision, as recorded in Plat Book 25, page 83, at the Franklin County Recorders Office, Franklin County, Ohio, and said 0.358 acres of land being more particularly described as follows:

Beginning for reference at a iron pin (found), said iron pin being located at the most northwesterly property corner of Lot No. 1 of said Winter Haven Subdivision, said iron pin also being located in the easterly right-of-way line of Parsons Avenue; Thence along said right-of-way line, S 03° 50' 00" W, a distance of 247.00 feet to a iron pin (set), said iron pin being located at the True Point of Beginning;

Thence from said True Point of Beginning across said Lot No. 4, S 87° 51' 30" E, a distance of 176.42 feet to a iron pin (set) said iron pin being located in the easterly property line of said Lot No. 4 of said Subdivision;

Thence partly along the said easterly property line of said Lot No. 4, and also along the easterly property line of said Lot No. 5, S 02° 44' 49" W, a distance of 91.38 feet to a iron pin (set), said iron pin being located at the southeasterly property corner of said Lot No. 5, said iron pin also being located at the northeasterly property corner of Lot No. 34 of Hillgate Subdivision of record in Plat Book 29, page 42, at said Recorders Office.

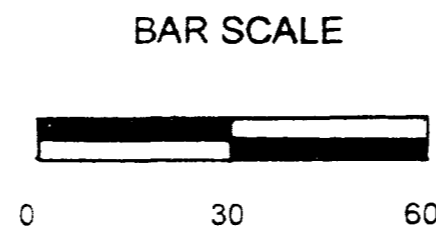
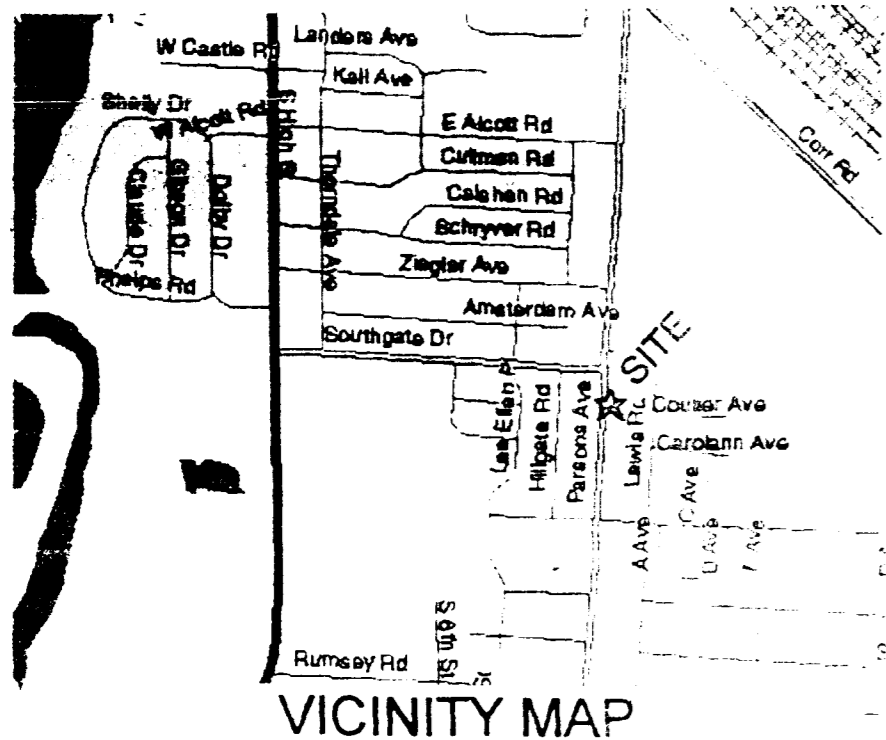
Thence along the northerly property line of said Lot No. 34, and also along the southerly property line of said Lot No. 5, N 85° 45' 00" W, a distance of 178.08 feet to a iron pin (found), said iron pin being located in the said right-of-way line of said Parsons Avenue, said iron pin also being located at the southwesterly property corner of said Lot No. 5;

Thence along the said right-of-way line, N 03° 50' 00" E, a distance of 84.86 feet to the True Point of Beginning and containing 0.358 acres of land more or less, and being subject to all easements, restrictions, and rights-of-way (if any) of previous record.

Roger P. Arnold
Roger P. Arnold P.S. 6065

Basis of Bearing used in this description is the centerline of Parsons Avenue, N 03° 50' 00" E, as shown upon the Plat of Winter Haven Subdivision of record in Plat Book 25, page 83, at the Franklin County Recorders Office, Franklin County, Ohio.

SUBJECT PREMISES APPEARS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE HAZARD MAP NO. 39049C 0265 G, EFFECTIVE DATED AUGUST 2, 1995.



0.358 ACRE LOT SPLIT

CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

BASIS OF BEARING: THE CENTERLINE OF PARSONS AVENUE, N 03° 50' 00" E, AS SHOWN UPON THE WINTERHAVEN SUBDIVISION OF RECORD IN PLAT BOOK 25 PAGE 83, FRANKLIN COUNTY RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

NOTE: A TITLE SEARCH WAS NOT PERFORMED AS A PART OF THIS SURVEY. ARNOLD SURVEY COMPANY ASSUMES NO LIABILITY FOR BASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY (IF ANY) OF PREVIOUS RECORD NOT SHOWN HEREON.



I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Roger P. Arnold
REGISTERED SURVEYOR NO. 6065
ROGER P. ARNOLD

SCALE 1" = 30'	APPROVED BY	DRAWN BY
DATE 8-31-2001		R. P. ARNOLD
REVISION DATE		DRAWING NUMBER
8-29-2001		803