

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN,
CITY OF COLUMBUS, BEING PART OF SECTIONS 1 AND 12,
TOWNSHIP 4, RANGE 22, CONGRESS LANDS.

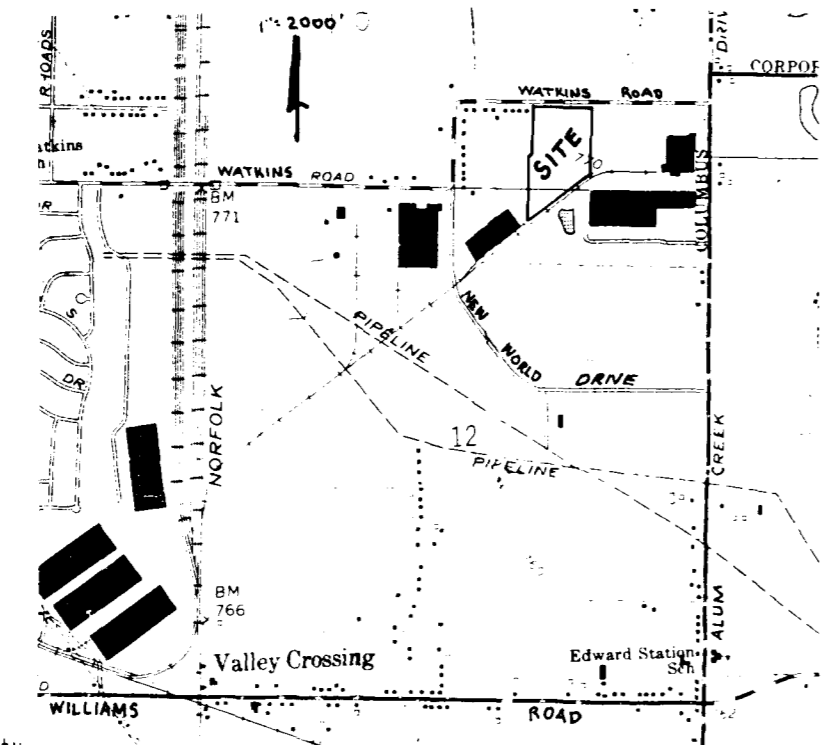
TO: CHICAGO TITLE INSURANCE COMPANY, ROYAL PAPER STOCK COMPANY, INC.:
We hereby certify that an actual field survey was made of the premises shown on this plat on the 12th day of March, 1990 and the 27th day of January, 1993; that this plat is a correct representation of the premises as determined by said survey.



SITE ENGINEERING, INC.
By Mark A. Hazel, p.s. 1-29-93
Mark A. Hazel
Professional Surveyor #7039

LEGEND

| | |
|-----------|------------------------------|
| —San— | Sanitary Sewer |
| -O/L- | ☉ of Overhead Lines |
| - - - - - | Guy Wire |
| —+—+— | Utility Pole |
| ○ | Manhole |
| ■ | Catch Basin |
| -U/C- | Approx. Loc. of buried cable |
| △ | Sign |
| -F.T.- | Field Tile |
| ≡ | Marsh |



VIRGINIA HOLDING CORPORATION
388.523 AC. ORIG.
D.B. 2812, Pg. 101
**15.739 ± ACRES
BY SURVEY**

ELSIE WALLER
1 AC.
O.R. 11595B19

BONNIE CARIN MERZ
0.90 AC.
O.R. 2959119

ALFRED SOMA
1.75 AC., PAR 2
D.B. 3695, Pg. 899

SEPTEM INVESTMENTS, INC.
9.887 AC.
O.R. 5436 C15

BENCHMARKS

- B.M. 1: Top of casting on sanitary manhole on north side of railroad and 155' +/- west of the southeast property corner. ELEV. = 765.57
- B.M. 2: R.R. Spike in power pole on south side of Watkins Road and 275' +/- east of the northwest property corner. ELEV. = 770.02

- NOTES**
- According to F.E.M.A. Flood Insurance Rate Map, Community Panel Number 390170-0090B dated July 5, 1983, this property is in Zone "C" area of minimal flooding.
 - Add 700 to spot elevations shown to obtain U.S.G.S. datum.
 - Utility locations on this survey are reported from field locations as marked on the ground or information supplied by the various utility representatives. The utility companies give no warranties as to the accuracy of their field markings; therefore, locations shown hereon should be considered to be approximate. The Contractor shall verify all utilities and structures prior to commencement of construction.
 - For the purpose of this survey a bearing of North 84° 32' 35" West was assumed on the centerline of Watkins Road as shown on Plat Book 40, Page 106 and all other bearings were calculated from this meridian. The 5/8" rebar set are 30" long with plastic caps stamped "Site Engineering, Inc."
 - This property is also encumbered by the blanket pipeline right-of-ways granted in Deed Book 1675, Page 138, and Deed Book 1387, Page 628.

No information or data on this drawing is not intended to be suitable for reuse by any person, firm or corporation or any others on extensions of this project or for any use on any other project. Any reuse without written verification and adaptation by the Engineer, Architect or Surveyor for the specific purpose intended will be at the users sole risk and without liability or legal exposure to the Engineer, Architect or Surveyor.

SITE ENGINEERING, INC.
ENGINEERS & SURVEYORS
CONSULTING ENGINEERS & SURVEYORS
REYNOLDSBURG, OHIO OFFICE:
885 E. LIVINGSTON AVE.
STATE EXAM. NO. 0410-4386
PHONE: (614) 755-7000

ROYAL PAPER STOCK
COLUMBUS, OHIO
WATKINS ROAD

BOUNDARY & TOPOGRAPHIC SURVEY

| | |
|-----------------|---------------|
| REV.: | REV.: |
| JAN 93 | |
| DATE: MARCH 90 | |
| SCALE: 1" = 50' | |
| DRAWN: M.A.H. | |
| CHECKED: M.A.H. | |
| FILE: 2055 | SHEET: 1 of 1 |

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

NOTE: THIS SURVEY WAS PREPARED IN RELIANCE ON
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 36-0092-10-082309
DATED: JANUARY 7, 1993