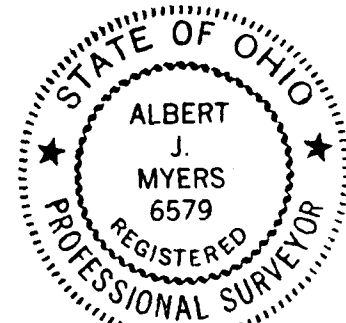


**Myers Surveying**  
COMPANY

2740 East Main Street  
Bexley, Ohio 43209  
(614) 238-8877  
Telefax 238-4889



BY: *Albert J. Myers*  
Albert J. Myers Registered Professional Surveyor #6579

I hereby certify that the foregoing plat was prepared from an actual survey of the premises in October of 1988, and is correct to the best of my knowledge.

Legend

- - Set R.R. Spike
- - Found Iron Pin
- - Set Iron Pin
- - Set P.K. nail
- - Found Bolt
- - Found Railroad Monument

Scale: 1" = 100'

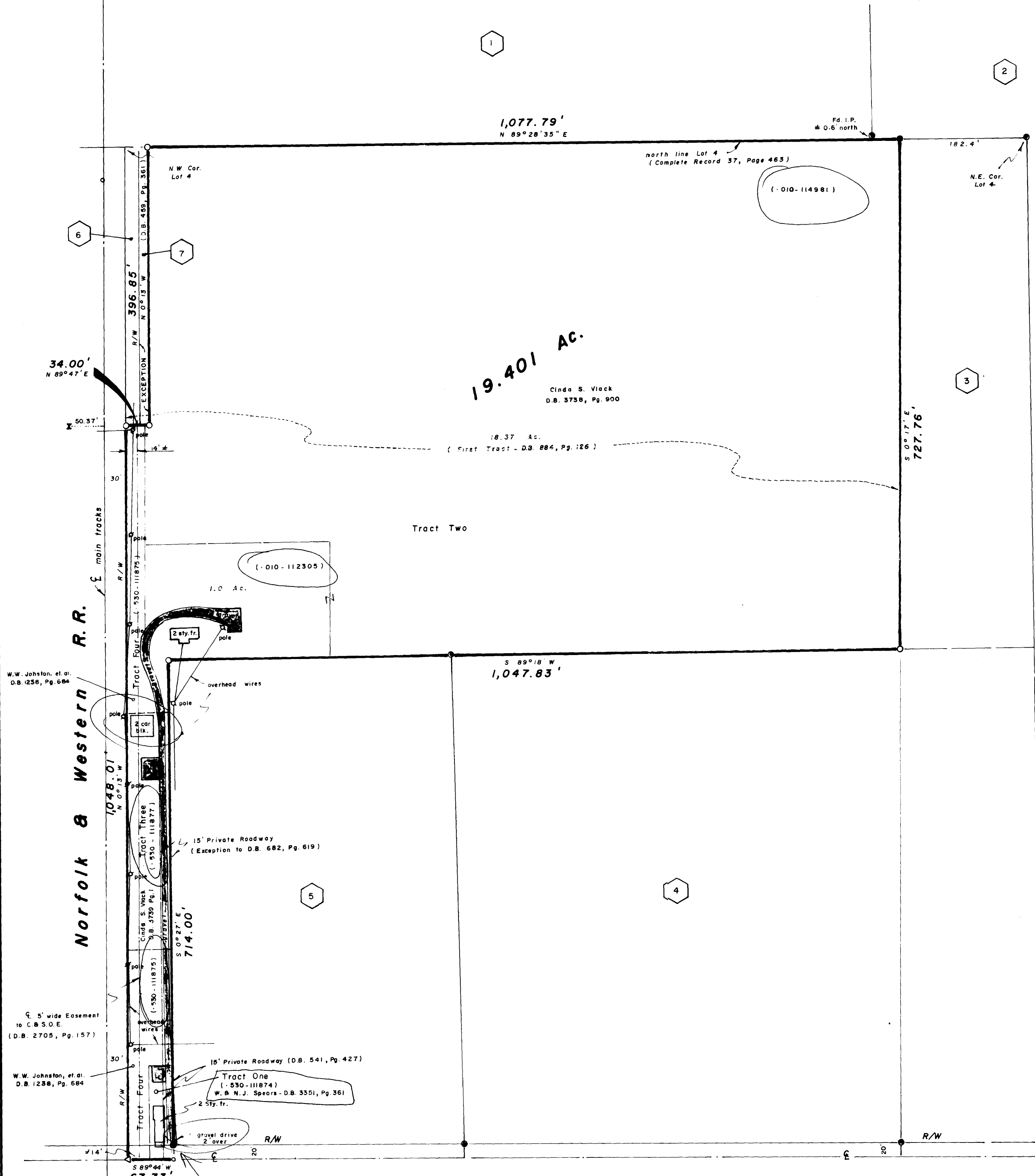


Survey of a 19.401 Acre tract located in the Southwest Quarter of Section 12, Township 4, Range 22, Congress Lands, City of Columbus, Franklin County, Ohio.

for

NER Auction System of Ohio, Inc.

October 12, 1988



OWNERSHIPS:

No.	Name	Acreage	Reference
1	Virginia Holding Corp.	135.052 Ac.	D.B. 2812, Pg. 101
2	Louis and Henriette S. Zuckerman, Co-Trustees	40.165 Ac. (Parcel B-3)	D.B. 3790, Pg. 186
3	Phyllis Ann Jude	4.53 Ac.	ORW 11115 N-15
4	Mary E. Czempli	9.94 Ac.	O.R.W. 9686 E-12 (Parcel II)
5	Felicja and John Erano	6.710 Ac.	D.B. 3415, Pg. 756 (Parcel I)
6	Norfolk & Western Ry. Co.	0.18 Ac.	D.B. 365, Pg. 411 (First Tract)
7	Charles Emmerick	1/8 Ac.	D.B. 459, Pg. 361

Notes

- 010-114981 Auditor's Parcel Number
- Iron Pins set are 30" X 1" (O.D.) with orange plastic caps inscribed "P.S. 6579".
- Basis of bearings is the centerline of Williams Road as described in Deed Book 3415, Page 756, Recorder's Office, Franklin County, Ohio.
- Tract Three as shown is scaled from Franklin County Auditors Map 0-54-F.

Legal Description: ?

Situated in the State of Ohio, County of Franklin, City of Columbus, in the Southwest Quarter of Section 12, Township 4, Range 22, Congress Lands and being all of the parcels conveyed to Cinda S. Vlcek of record in Deed Book 3738, Page 900 and Deed Book 3739, Page 1, all of the W.W. Johnston, et al. tract of record in Deed Book 1239, Page 684, and all of the Wade and Nancy Spears tract of record in Deed Book 3351, Page 363, all references being made to the Recorder's Office, Franklin County, Ohio, unless otherwise noted, and being more particularly described as follows:

Beginning at a set spike at the intersection of the east line of the Norfolk and Western Railroad with the centerline of Williams Road (40 feet wide - Road Record 8, Page 21);

Thence, along the east line of said railroad, North 00 degrees 13 minutes West, 1,048.01 feet to a set iron pipe at the southwest corner of the Norfolk and Western Railroad 0.18 Acre tract (First Tract - Deed Book 365, Page 411);

Thence, along the south line of said 0.18 Acre tract, and the south line of the parcel now or formerly owned by Charles Emmerick (Deed Book 459, Page 361), North 89 degrees 47 minutes East, 34.00 feet to a set iron pipe at the southeast corner of said Emmerick parcel;

Thence, along the east line of said Emmerick parcel, North 00 degrees 13 minutes West, 396.85 feet to a set iron pipe in a south line of the Virginia Holding Corporation 135.052 Acre tract (Deed Book 2812, Page 101);

Thence, along a southerly line of said 135.052 Acre tract and part of a southerly line of the Louis and Henriette S. Zuckerman, Co-Trustees 40.165 Acre tract (Parcel B-3, Deed Book 3790, Page 186), North 89 degrees 28 minutes 35 seconds East, 1,077.79 feet to a set iron pipe at the northwest corner of the Phyllis Ann Jude 4.53 Acre tract (Official Record Volume 11115 N-15);

Thence, along the west line of said 4.53 Acre tract, South 00 degrees 17 minutes East, 727.76 feet to a set iron pipe at the northeast corner of the Mary E. Czempli 9.94 Acre tract (Parcel II, Official Record Volume 9686 E-12);

Thence, along the north line of said 9.94 Acre tract and the north line of the Felicja and John Erano 6.710 Acre tract (Parcel I - Deed Book 3415, Page 756), South 89 degrees 18 minutes West, 1,047.83 feet to a set iron pipe at the northeast corner of said 6.710 Acre tract;

Thence, along the east line of said 6.710 Acre tract, South 00 degrees 27 minutes East, 714.00 feet to a set P.K. nail in the centerline of said Williams Road at the southwest corner of said 6.710 Acre tract;

Thence, along said centerline, South 89 degrees 44 minutes West, 67.73 feet to the point of beginning CONTAINING 19.401 ACRES subject, however, to all legal highways, easements, leases and restrictions of record and of records in the respective utility offices. Iron pipes set are 30" X 1" O.D. with orange plastic caps inscribed "P.S. 6579". Basis of bearings is the centerline of Williams Road as described in Deed Book 3415, Page 756.

Easements:

Lawyers Title Insurance Corporation  
Commitment No. 42839201 dated February 16, 1988  
as to parcel # 530-111875

SCHEDULE B - Section 2

Item 8. Deed Book 174, Page 24 to Scioto Valley Railway Company. Does not affect subject tract.

Item 9. Deed Book 865, Page 1 to The Ohio Fuel Gas Company (later assigned to Columbia Gas of Ohio). Blanket easement, cannot be plotted without field location.

Item 10. Deed Book 1484, Page 15 to The Ohio Bell Telephone Company for a five foot wide easement. Blanket easement, cannot be plotted without field location.

Item 11. Miscellaneous Volume 11, Page 592 to The Columbus Railway Power & Light Company. Blanket easement, cannot be plotted without field location.

Item 12. Lease Volume 12, Page 134 to The Federal Coal & Fuel Company (later assigned to Columbia Gas of Ohio) 30 year agreement commencing December 7, 1899. Blanket easement, cannot be plotted without field location.

Lawyers Title Insurance Corporation  
Commitment No. 45298201 dated September 21, 1988  
as to parcel # 530-111874

SCHEDULE B - Section 2

Item 9. Deed Book 541, Page 427 subject to a 15 foot private roadway along the east side of parcel. Plotted.

Item 10. Deed Book 858, Page 647 to The Ohio Fuel Gas Company (later assigned to Columbia Gas of Ohio). Blanket easement, cannot be plotted without field location. \*

Item 11. Miscellaneous Volume 11, Page 590 to The Columbus Railway Power & Light Company. Blanket easement, cannot be plotted without field location. \*

Item 12. Deed Book 459, Page 361 to Charles Emmerick, conveyance of a fourteen foot wide driveway along the east side of the Norfolk and Western Railroad right-of-way. Plotted.

Item 13. Deed Book 1050, Page 574 to Mr. and Mrs. E. Geisler for constructing and maintaining gas service. Blanket easement, cannot be plotted without field location. \*

Item 14. Deed Book 1484, Page 9 to The Ohio Bell Telephone Company. Blanket easement, cannot be plotted without field location. \*

Item 15. Deed Book 2705, Page 157 to Columbus and Southern Ohio Electric Company for a five foot wide easement. Plotted.

Item 16. (Same as Item 12 above)

Item 17. (Same as Item 11 above) \*

Item 18. Deed Book 682, Page 619 subject to a fifteen foot roadway along the east side of parcel.

Item 19. (Same as Item 8 above) delete

Item 20. (Same as Item 9 above)

Item 21. (Same as Item 10 above) \*

WILLIAMS ROAD 40' (Road Record 8, Page 21)

(formerly Spangler Road)

What is this?