

**DESCRIPTION**

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF HAMILTON, BEING IN THE NORTH-EAST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 22 WEST, CONGRESS LANDS, AND BEING ALL OF A 28.92 ACRE TRACT CONVEYED TO BARBARA JEAN BARTH AND DAVID MICHAEL CLABAUGH, BY DEED OF RECORD IN INSTRUMENT NUMBER 200103060045528, RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN FOR REFERENCE, AT A FRANKLIN COUNTY ENGINEERS MONUMENT FOUND (REFERENCED AS FCE 5557) AT THE INTERSECTION OF THE CENTERLINE OF RATHMELL ROAD AND THE CENTERLINE OF PARSONS AVENUE;

THENCE NORTH 86°23'08" WEST, A DISTANCE OF 951.61 FEET, ALONG THE CENTERLINE OF SAID RATHMELL ROAD, TO A COTTON GIN SPIKE SET AT THE COMMON CORNER OF SAID 28.92 ACRE TRACT AND A 10.002 ACRE TRACT CONVEYED TO DAN ROHRBAUGH AND TERESA M. ROHRBAUGH BY DEED OF RECORD IN INSTRUMENT NUMBER 199903150063101, SAID POINT ALSO BEING AT THE POINT OF TRUE BEGINNING;

THENCE SOUTH 04°16'27" WEST, A DISTANCE OF 1332.65 FEET (PASSING A 3/4-INCH IRON PIN FOUND AT A DISTANCE OF 27.67 FEET), ALONG THE LINE COMMON TO SAID 28.92 ACRE TRACT AND SAID 10.002 ACRE TRACT, TO A 3/4-INCH IRON PIN FOUND AT THE COMMON CORNER OF SAID 28.92 ACRE TRACT AND SAID 10.002 ACRE TRACT, SAID IRON PIN ALSO BEING IN THE NORTHERLY LINE OF AN ORIGINAL 503.819 ACRE TRACT CONVEYED TO TAMARACK ENTERPRISES II, L.P., A DELAWARE LIMITED PARTNERSHIP (1/2 INTEREST), BY A DEED OF RECORD IN INSTRUMENT NUMBER 200108080182912 AND AS CONVEYED TO PATRICIA F. KUHLA (1/2 INTEREST) BY DEED OF RECORD IN OFFICIAL RECORD 19034 G12;

THENCE NORTH 87°00'26" WEST, A DISTANCE OF 1050.54 FEET, ALONG A LINE COMMON TO SAID 28.92 ACRE TRACT AND SAID ORIGINAL 503.819 ACRE TRACT, TO AN IRON PIN FOUND AT A COMMON CORNER OF SAID 28.92 ACRE TRACT AND SAID ORIGINAL 503.819 ACRE TRACT;

THENCE NORTH 03°55'41" EAST, A DISTANCE OF 1343.34 FEET (PASSING AN IRON PIN FOUND AT 1303.29 FEET), ALONG A LINE COMMON TO SAID 28.92 ACRE TRACT AND SAID ORIGINAL 503.819 ACRE TRACT, TO AN IRON PIN FOUND IN THE CENTERLINE OF SAID RATHMELL ROAD, SAID PK NAIL ALSO BEING AT THE NORTHWEST CORNER OF SAID 28.92 ACRE TRACT;

THENCE SOUTH 86°30'16" EAST, A DISTANCE OF 307.26 FEET, ALONG THE CENTERLINE OF SAID RATHMELL ROAD AND THE NORTH LINE OF SAID 28.92 ACRE TRACT, TO A FRANKLIN COUNTY GEODETIC SURVEY MONUMENT FOUND (REFERENCED AS FCS 5554) AT A COMMON CORNER OF SAID 28.92 ACRE TRACT AND A 2.50 ACRE TRACT CONVEYED TO BARBARA JEAN BARTH BY DEED OF RECORD IN INSTRUMENT NUMBER 200103060045525;

THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE LINES COMMON TO SAID 28.92 ACRE TRACT AND SAID 2.50 ACRE TRACT:

1. SOUTH 03°50'53" WEST, A DISTANCE OF 332.67 FEET, (PASSING AN IRON PIN SET AT A DISTANCE OF 30.00 FEET), TO AN IRON PIN SET;
2. SOUTH 86°23'09" EAST, A DISTANCE OF 326.49 FEET, TO AN IRON PIN SET;
3. NORTH 04°08'48" EAST, DISTANCE OF 63.27 FEET, TO AN IRON PIN FOUND AT THE COMMON CORNER OF SAID 28.92 ACRE TRACT AND A 1.0 ACRE TRACT CONVEYED TO MICHAEL F. VALENTINE AND CARALYN A. VALENTINE BY DEED OF RECORD IN OFFICIAL RECORD 33813 E-02;

THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE LINES COMMON TO SAID 28.92 ACRE TRACT AND SAID 1.0 ACRE TRACT:

1. SOUTH 86°16'54" EAST, A DISTANCE OF 159.73 FEET, TO AN IRON PIN FOUND;
2. NORTH 04°11'42" EAST, A DISTANCE OF 269.70 FEET (PASSING AN IRON PIN FOUND AT A DISTANCE OF 242.06 FEET), TO A COTTON GIN SPIKE SET IN THE CENTERLINE OF SAID RATHMELL ROAD;

THENCE SOUTH 86°23'08" EAST, A DISTANCE OF 263.03 FEET, ALONG THE CENTERLINE OF RATHMELL ROAD AND THE NORTH LINE OF SAID 28.92 ACRE TRACT, TO THE POINT OF TRUE BEGINNING, CONTAINING 28.903 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

28.903 ACRE (SURVEY)  
- 0.390 ACRES (RIGHT-OF-WAY)  
± 28.513 ACRES (TOTAL)

**NOTES PER TITLE COMMITMENT:**

THE FOLLOWING ITEMS NUMBERS ARE PER SCHEDULE B OF THE TITLE COMMITMENT NUMBER HTA-6294 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF DECEMBER 3, 2001 AT 7:00 A.M.. ENCUMBRANCES RECORDED AFTER DECEMBER 3, 2001 ARE NOT SHOWN ON THIS PLAT.

ITEM 8 - A 10 FOOT EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DEED BOOK 2788, PAGE 700, AT FRANKLIN COUNTY, RECORDER'S OFFICE, EASEMENT DOES AFFECT THE SUBJECT TRACT.

ITEM 9 - A 10 FOOT EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DEED BOOK 2789, PAGE 3, AT FRANKLIN COUNTY, RECORDER'S OFFICE, EASEMENT DOES NOT AFFECT THE SUBJECT TRACT, EASEMENT IS ALONG PARSON AVENUE.

ITEM 10 - RIGHT-OF-WAY EASEMENT TO ASHLAND OIL & REFINING COMPANY OF RECORD IN DEED BOOK 1923, PAGE 231, ASSIGNED TO OHIO RIVER PIPE LINE COMPANY FILED FOR RECORD IN OFFICIAL RECORD VOLUME 2227, PAGE C20, RE-RECORDED IN OFFICIAL RECORD 2403, PAGE D02, AT FRANKLIN COUNTY, RECORDER'S OFFICE DOES AFFECT THE SUBJECT TRACT, UNABLE TO PLOT - BLANKET EASEMENT.

ITEM 11 - A BLANKET EASEMENT TO THE OHIO BELL TELEPHONE COMPANY OF RECORD IN DEED BOOK 1033, PAGE 181, AT FRANKLIN COUNTY, RECORDER'S OFFICE DOES AFFECT THE SUBJECT TRACT, UNABLE TO PLOT.

ITEM 12 - A BLANKET EASEMENT TO THE COLUMBUS RAILWAY, POWER & LIGHT COMPANY OF RECORD IN DEED BOOK 778, PAGE 443, AT FRANKLIN COUNTY, RECORDER'S OFFICE DOES AFFECT THE SUBJECT TRACT, UNABLE TO PLOT.

ITEM 13 - A EASEMENT TO THE COLUMBUS RAILWAY, POWER & LIGHT COMPANY OF RECORD IN DEED BOOK 987, PAGE 415, AT FRANKLIN COUNTY, RECORDER'S OFFICE DOES AFFECT THE SUBJECT TRACT, EASEMENT IS ALONG OBETZ ROAD.

ITEM 14 - A RIGHT-OF-WAY EASEMENT TO COLUMBIA GAS OF OHIO, INC. OF RECORD IN OFFICIAL RECORD 18595, PAGE F06, AT FRANKLIN COUNTY, RECORDER'S OFFICE DOES AFFECT THE SUBJECT TRACT, AS SHOWN.

ITEM 15 - A EASEMENT FOR HIGHWAY PURPOSED TO THE COUNTY OF FRANKLIN OF RECORD IN DEED BOOK 3552, PAGE 525, AT FRANKLIN COUNTY, RECORDER'S OFFICE DOES NOT AFFECT THE SUBJECT TRACT, BUT IS SHOWN ON PLAT.

**ZONING NOTE:**

THE SUBJECT PROPERTY IS CURRENTLY ZONED RURAL.

**FLOOD NOTE:**

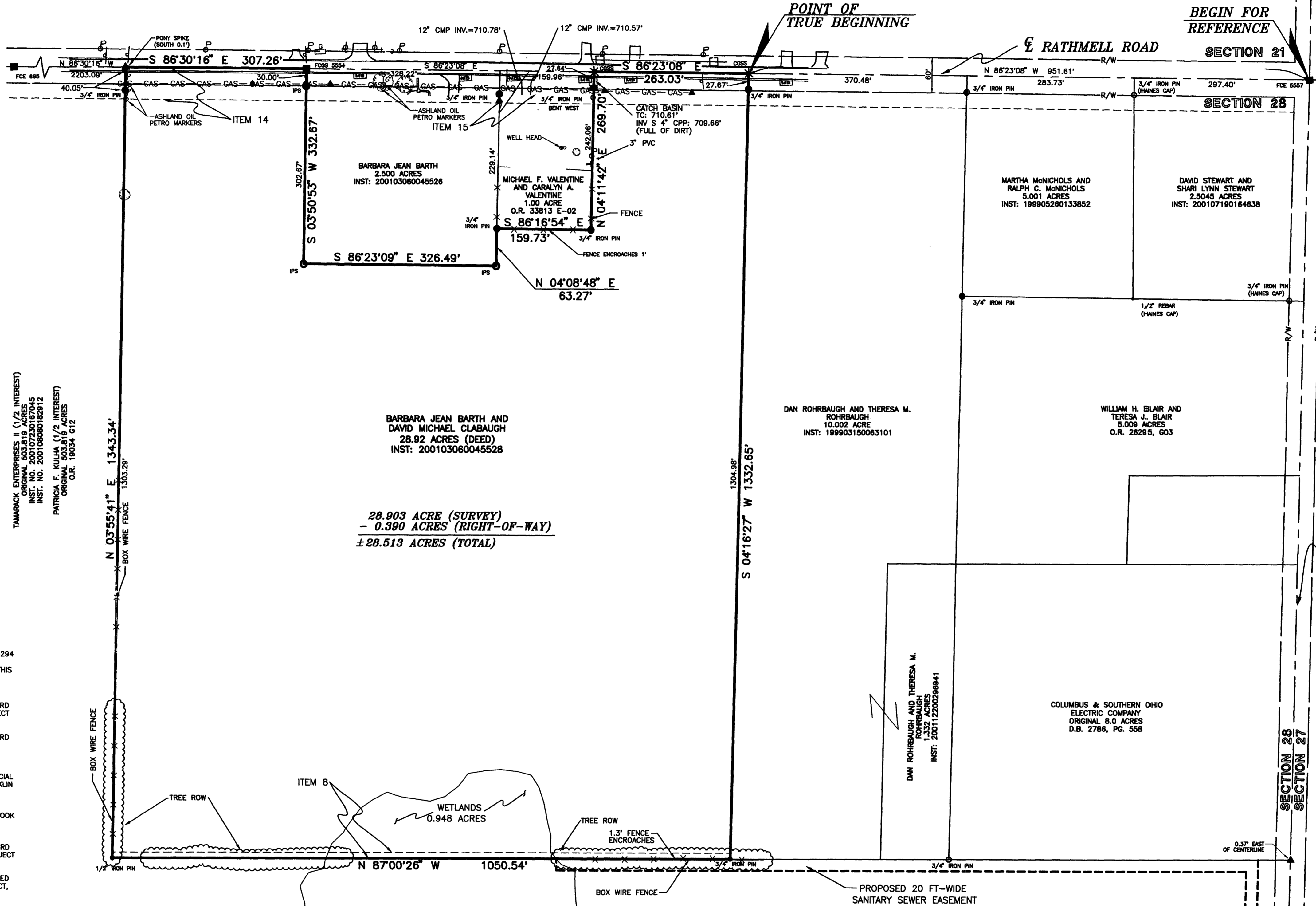
THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 35046C0355 G, WITH AN EFFECTIVE DATE OF AUGUST, 2, 1995, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**UTILITY STATEMENT:**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**O.U.P.S. REFERENCE NUMBER:**

OHIO UTILITIES PROTECTION SERVICES CONTACTED, TICKET NUMBER: 0412-839-001-00



TAMARACK ENTERPRISES II (1/2 INTEREST)  
ORIGINAL 503.819 ACRES  
INST. NO. 200108080182912  
PATRICIA F. KUHLA (1/2 INTEREST)  
ORIGINAL 503.819 ACRES  
O.R. 19034 G12

DAN ROHRBAUGH AND THERESA M. ROHRBAUGH  
ORIGINAL 10.002 ACRES  
INST. NO. 199903150063101

BARBARA JEAN BARTH AND DAVID MICHAEL CLABAUGH  
ORIGINAL 28.903 ACRES  
INST. NO. 200103060045528

MARTHA MCNICHOLS AND RALPH C. MCNICHOLS  
ORIGINAL 5.001 ACRES  
INST. NO. 199905260133852

DAVID STEWART AND SHARI LYNN STEWART  
ORIGINAL 2.5045 ACRES  
INST. NO. 200107190164638

WILLIAM H. BLAIR AND THERESA J. BLAIR  
ORIGINAL 5.009 ACRES  
O.R. 26295, G03

COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY  
ORIGINAL 8.0 ACRES  
D.B. 2786, PC. 558

DAN ROHRBAUGH AND THERESA M. ROHRBAUGH  
ORIGINAL 10.002 ACRES  
INST. NO. 199903150063101

BARBARA JEAN BARTH AND DAVID MICHAEL CLABAUGH  
ORIGINAL 28.903 ACRES  
INST. NO. 200103060045528

MARTHA MCNICHOLS AND RALPH C. MCNICHOLS  
ORIGINAL 5.001 ACRES  
INST. NO. 199905260133852

DAVID STEWART AND SHARI LYNN STEWART  
ORIGINAL 2.5045 ACRES  
INST. NO. 200107190164638

WILLIAM H. BLAIR AND THERESA J. BLAIR  
ORIGINAL 5.009 ACRES  
O.R. 26295, G03

COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY  
ORIGINAL 8.0 ACRES  
D.B. 2786, PC. 558

DAN ROHRBAUGH AND THERESA M. ROHRBAUGH  
ORIGINAL 10.002 ACRES  
INST. NO. 199903150063101

BARBARA JEAN BARTH AND DAVID MICHAEL CLABAUGH  
ORIGINAL 28.903 ACRES  
INST. NO. 200103060045528

MARTHA MCNICHOLS AND RALPH C. MCNICHOLS  
ORIGINAL 5.001 ACRES  
INST. NO. 199905260133852

DAVID STEWART AND SHARI LYNN STEWART  
ORIGINAL 2.5045 ACRES  
INST. NO. 200107190164638

WILLIAM H. BLAIR AND THERESA J. BLAIR  
ORIGINAL 5.009 ACRES  
O.R. 26295, G03

COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY  
ORIGINAL 8.0 ACRES  
D.B. 2786, PC. 558

DAN ROHRBAUGH AND THERESA M. ROHRBAUGH  
ORIGINAL 10.002 ACRES  
INST. NO. 199903150063101

BARBARA JEAN BARTH AND DAVID MICHAEL CLABAUGH  
ORIGINAL 28.903 ACRES  
INST. NO. 200103060045528

MARTHA MCNICHOLS AND RALPH C. MCNICHOLS  
ORIGINAL 5.001 ACRES  
INST. NO. 199905260133852

DAVID STEWART AND SHARI LYNN STEWART  
ORIGINAL 2.5045 ACRES  
INST. NO. 200107190164638

WILLIAM H. BLAIR AND THERESA J. BLAIR  
ORIGINAL 5.009 ACRES  
O.R. 26295, G03

COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY  
ORIGINAL 8.0 ACRES  
D.B. 2786, PC. 558

DAN ROHRBAUGH AND THERESA M. ROHRBAUGH  
ORIGINAL 10.002 ACRES  
INST. NO. 199903150063101

BARBARA JEAN BARTH AND DAVID MICHAEL CLABAUGH  
ORIGINAL 28.903 ACRES  
INST. NO. 200103060045528

MARTHA MCNICHOLS AND RALPH C. MCNICHOLS  
ORIGINAL 5.001 ACRES  
INST. NO. 199905260133852

DAVID STEWART AND SHARI LYNN STEWART  
ORIGINAL 2.5045 ACRES  
INST. NO. 200107190164638

WILLIAM H. BLAIR AND THERESA J. BLAIR  
ORIGINAL 5.009 ACRES  
O.R. 26295, G03

COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY  
ORIGINAL 8.0 ACRES  
D.B. 2786, PC. 558

DAN ROHRBAUGH AND THERESA M. ROHRBAUGH  
ORIGINAL 10.002 ACRES  
INST. NO. 199903150063101

BARBARA JEAN BARTH AND DAVID MICHAEL CLABAUGH  
ORIGINAL 28.903 ACRES  
INST. NO. 200103060045528

MARTHA MCNICHOLS AND RALPH C. MCNICHOLS  
ORIGINAL 5.001 ACRES  
INST. NO. 199905260133852

DAVID STEWART AND SHARI LYNN STEWART  
ORIGINAL 2.5045 ACRES  
INST. NO. 200107190164638

WILLIAM H. BLAIR AND THERESA J. BLAIR  
ORIGINAL 5.009 ACRES  
O.R. 26295, G03

COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY  
ORIGINAL 8.0 ACRES  
D.B. 2786, PC. 558

DAN ROHRBAUGH AND THERESA M. ROHRBAUGH  
ORIGINAL 10.002 ACRES  
INST. NO. 199903150063101

BARBARA JEAN BARTH AND DAVID MICHAEL CLABAUGH  
ORIGINAL 28.903 ACRES  
INST. NO. 200103060045528

MARTHA MCNICHOLS AND RALPH C. MCNICHOLS  
ORIGINAL 5.001 ACRES  
INST. NO. 199905260133852

DAVID STEWART AND SHARI LYNN STEWART  
ORIGINAL 2.5045 ACRES  
INST. NO. 200107190164638

WILLIAM H. BLAIR AND THERESA J. BLAIR  
ORIGINAL 5.009 ACRES  
O.R. 26295, G03

COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY  
ORIGINAL 8.0 ACRES  
D.B. 2786, PC. 558

DAN ROHRBAUGH AND THERESA M. ROHRBAUGH  
ORIGINAL 10.002 ACRES  
INST. NO. 199903150063101

BARBARA JEAN BARTH AND DAVID MICHAEL CLABAUGH  
ORIGINAL 28.903 ACRES  
INST. NO. 200103060045528

MARTHA MCNICHOLS AND RALPH C. MCNICHOLS  
ORIGINAL 5.001 ACRES  
INST. NO. 199905260133852

DAVID STEWART AND SHARI LYNN STEWART  
ORIGINAL 2.5045 ACRES  
INST. NO. 200107190164638

WILLIAM H. BLAIR AND THERESA J. BLAIR  
ORIGINAL 5.009 ACRES  
O.R. 26295, G03

COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY  
ORIGINAL 8.0 ACRES  
D.B. 2786, PC. 558

DAN ROHRBAUGH AND THERESA M. ROHRBAUGH  
ORIGINAL 10.002 ACRES  
INST. NO. 199903150063101

BARBARA JEAN BARTH AND DAVID MICHAEL CLABAUGH  
ORIGINAL 28.903 ACRES  
INST. NO. 200103060045528

MARTHA MCNICHOLS AND RALPH C. MCNICHOLS  
ORIGINAL 5.001 ACRES  
INST. NO. 199905260133852

DAVID STEWART AND SHARI LYNN STEWART  
ORIGINAL 2.5045 ACRES  
INST. NO. 200107190164638

WILLIAM H. BLAIR AND THERESA J. BLAIR  
ORIGINAL 5.009 ACRES  
O.R. 26295, G03

COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY  
ORIGINAL 8.0 ACRES  
D.B. 2786, PC. 558

DAN ROHRBAUGH AND THERESA M. ROHRBAUGH  
ORIGINAL 10.002 ACRES  
INST. NO. 199903150063101

BARBARA JEAN BARTH AND DAVID MICHAEL CLABAUGH  
ORIGINAL 28.903 ACRES  
INST. NO. 200103060045528

MARTHA MCNICHOLS AND RALPH C. MCNICHOLS  
ORIGINAL 5.001 ACRES  
INST. NO. 199905260133852

DAVID STEWART AND SHARI LYNN STEWART  
ORIGINAL 2.5045 ACRES  
INST. NO. 200107190164638

WILLIAM H. BLAIR AND THERESA J. BLAIR  
ORIGINAL 5.009 ACRES  
O.R. 26295, G03

COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY  
ORIGINAL 8.0 ACRES  
D.B. 2786, PC. 558

DAN ROHRBAUGH AND THERESA M. ROHRBAUGH  
ORIGINAL 10.002 ACRES  
INST. NO. 199903150063101

BARBARA JEAN BARTH AND DAVID MICHAEL CLABAUGH  
ORIGINAL 28.903 ACRES  
INST. NO. 200103060045528

MARTHA MCNICHOLS AND RALPH C. MCNICHOLS  
ORIGINAL 5.001 ACRES  
INST. NO. 199905260133852

DAVID STEWART AND SHARI LYNN STEWART  
ORIGINAL 2.5045 ACRES  
INST. NO. 200107190164638

WILLIAM H. BLAIR AND THERESA J. BLAIR  
ORIGINAL 5.009 ACRES  
O.R. 26295, G03

COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY  
ORIGINAL 8.0 ACRES  
D.B. 2786, PC. 558

DAN ROHRBAUGH AND THERESA M. ROHRBAUGH  
ORIGINAL 10.002 ACRES  
INST. NO. 199903150063101

BARBARA JEAN BARTH AND DAVID MICHAEL CLABAUGH  
ORIGINAL 28.903 ACRES  
INST. NO. 200103060045528

MARTHA MCNICHOLS AND RALPH C. MCNICHOLS  
ORIGINAL 5.001 ACRES  
INST. NO. 199905260133852

DAVID STEWART AND SHARI LYNN STEWART  
ORIGINAL 2.5045 ACRES  
INST. NO. 200107190164638

WILLIAM H. BLAIR AND THERESA J. BLAIR  
ORIGINAL 5.009 ACRES  
O.R. 26295, G03

COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY  
ORIGINAL 8.0 ACRES  
D.B. 2786, PC. 558

DAN ROHRBAUGH AND THERESA M. ROHRBAUGH  
ORIGINAL 10.002 ACRES  
INST. NO. 199903150063101

BARBARA JEAN BARTH AND DAVID MICHAEL CLABAUGH  
ORIGINAL 28.903 ACRES  
INST. NO. 200103060045528

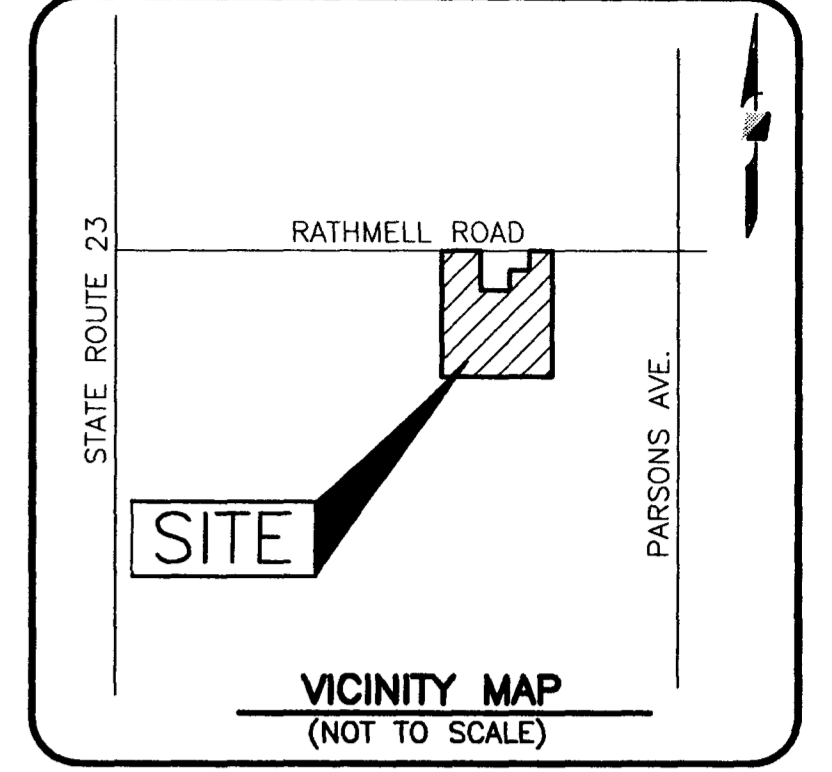
MARTHA MCNICHOLS AND RALPH C. MCNICHOLS  
ORIGINAL 5.001 ACRES  
INST. NO. 199905260133852

DAVID STEWART AND SHARI LYNN STEWART  
ORIGINAL 2.5045 ACRES  
INST. NO. 200107190164638

WILLIAM H. BLAIR AND THERESA J. BLAIR  
ORIGINAL 5.009 ACRES  
O.R. 26295, G03

COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY  
ORIGINAL 8.0 ACRES  
D.B. 2786, PC. 558

DAN ROHRBAUGH AND THERESA M. ROHRBAUGH  
ORIGINAL 10.002 ACRES  
INST. NO. 199903150063101



**LEGEND**

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- ▲ RRSP RAILROAD SPIKE FOUND
- ▲ RRSS RAILROAD SPIKE SET
- ◆ PKNF PK NAIL FOUND
- MON MONUMENT BOX FOUND
- CMF CONCRETE RIGHT-OF-WAY MONUMENT FOUND
- STONE STONE FOUND
- ✱ COTTON GIN SPIKE SET
- LIGHT PO