

90326

0-23-E

SURVEY OF 24.888 ACRE TRACT
 Located In
 N.E. Quarter Of Section 21, Township 4, Range 22
 Congress Lands
 City Of Columbus, Franklin County, Ohio

SURVEYED & PLATTED
 BY
EVANS, MECHWART, HAMBLETON & TILTON, INC.
 CONSULTING ENGINEERS & SURVEYORS
 170 MILL STREET
 GAHANNA, OHIO 43230
 (614) 471 - 5150

I hereby certify to Bruce F. Massa, National City Bank and First American Title Insurance Company that the survey prepared by me entitled "Survey Of 24.888 Acre Tract" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements; that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; and that the parcels described hereon do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Maps". This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992.

By James R. Hill
 Professional Surveyor No. 6919



SCALE : 1" = 100'
 SEPTEMBER 8, 1995

- ▲ = R.R. Spk. Fnd.
 - △ = RR Spk. Set
 - = I.P. Fnd.
 - = I.P. Set
- I.P. Set are 3/4" O.D. Iron Pin
 30" long w/cap inscribed EMH&T.

T. Ronald & Barbara A. Sams
 42.746 Ac.
 O.R. 08754 H 1B

Shenandoah Partnership
 59.700 Ac.
 O.R. 14769 G 06

First Christian Baptist Church Of Columbus Ohio
 and
 Ohio Valley Association Of Christian Baptist Church Of God
 7.500 Ac.
 D.B. 3336, Pg. 67

JacQuely Ardell & Herbert William Debus Jr.
 24.888 Ac.
 D.B. 1612, Pg. 291

24.888 ACRES

Situated in State of Ohio, County of Franklin, City of Columbus, being located in the Northeast Quarter of Section 21, Township 4, Range 22, Congress Lands and being 24.888 acres of that tract of land as conveyed to Jacquelyn Ardell and Herbert William Debus, Jr. by deed of record in Deed Book 1612, Page 291, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning for reference at Franklin County Geodetic Survey Monument Box No. 5559 in the original centerline of Parsons Avenue at the corner of Sections 15, 16, 21 and 22;

thence North 86° 18' 27" West, being along the northerly line of Section 21, a distance of 60.31 feet to a point in the westerly right-of-way line of Parsons Avenue;

thence South 8° 05' 00" West, being along the westerly right-of-way line of said Parsons Avenue, a distance of 261.89 feet to an iron pin found at the southeasterly corner of that 7.500 acres tract conveyed to First Christian Baptist Church of Columbus, Ohio and Ohio Valley Association of Christian Baptist Church of God by deed of record in Deed Book 3336, Page 67, said iron pin being 62.44 feet left of centerline construction Parsons Avenue station 28+51.66 at the "True Point of Beginning" for the tract herein intended to be described;

thence South 14° 13' 59" West, leaving said True Point of Beginning and continuing along said westerly right-of-way line, a distance of 464.83 feet to an iron pin set 109.98 feet left of said centerline construction station 24+00.02;

thence South 3° 41' 57" West, continuing along said westerly right-of-way line, a distance of 249.90 feet to an iron pin set 109.99 feet left of said centerline construction station 21+50.13, said iron pin also being 150.16 feet left of centerline Interstate Route 270, station 541+09.14 in the northerly limited access right-of-way line;

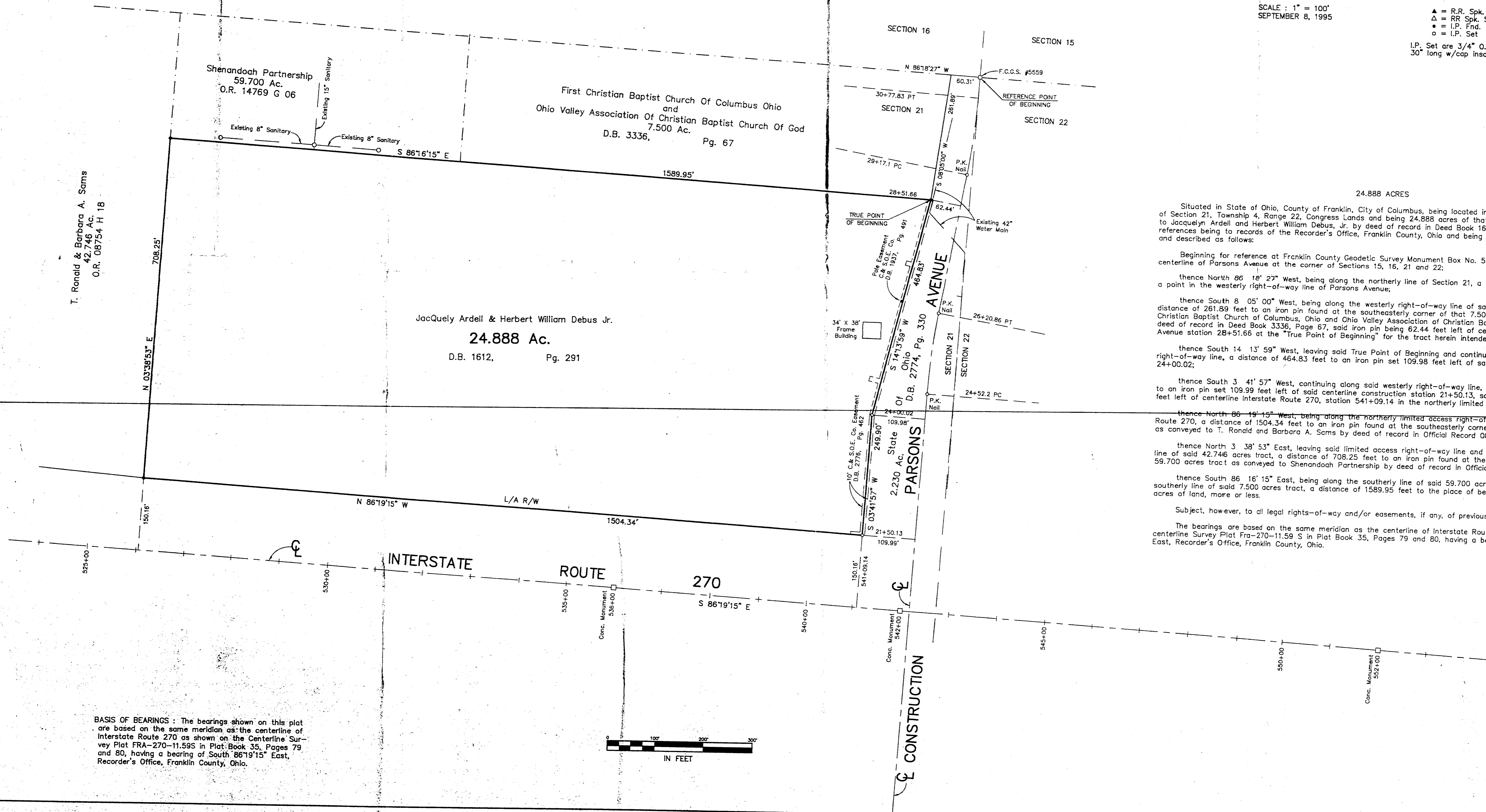
thence North 86° 19' 15" West, being along the northerly limited access right-of-way line of said Interstate Route 270, a distance of 1504.34 feet to an iron pin found at the southeasterly corner of that 42.746 acres tract as conveyed to T. Ronald and Barbara A. Sams by deed of record in Official Record 08754H18;

thence North 3° 38' 53" East, leaving said limited access right-of-way line and being along the easterly line of said 42.746 acres tract, a distance of 708.25 feet to an iron pin found at the southwesterly corner of that 59.700 acres tract as conveyed to Shenandoah Partnership by deed of record in Official Record 14769G06;

thence South 86° 16' 15" East, being along the southerly line of said 59.700 acres tract and along the southerly line of said 7.500 acres tract, a distance of 1589.95 feet to the piece of beginning, containing 24.888 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The bearings are based on the same meridian as the centerline of Interstate Route 270 as shown on the centerline Survey Plat Fra-270-11.59 S in Plat Book 35, Pages 79 and 80, having a bearing of South 86° 19' 15" East, Recorder's Office, Franklin County, Ohio.



BASIS OF BEARINGS : The bearings shown on this plat are based on the same meridian as the centerline of Interstate Route 270 as shown on the Centerline Survey Plat FRA-270-11.59S in Plat Book 35, Pages 79 and 80, having a bearing of South 86° 19' 15" East, Recorder's Office, Franklin County, Ohio.