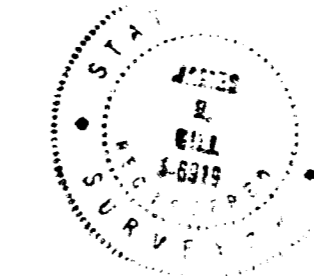
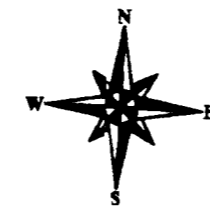


0-23-E

SURVEY OF 18.934 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 18.934 Acre Tract" was actually made upon the ground and that 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 all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and 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. Nier
Professional Surveyor No. 6919

SCALE : 1" = 100'
OCTOBER 2, 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/cop inscribed EMH&T.

T. Ronald & Barbara A. Sams
42.746 Ac.
O.R. 08754 H 18

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
D.B. 3336, Pg. 67

JacQuey Ardell & Herbert William Debus Jr.
18.934 Ac.
D.B. '6'2, Pg. 291

Δ = 18'11"05"
R = 50.00'
S 60°10'32" W
Ch. = 15.80'

18.934 ACRES
Situating 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 18.934 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 294.94 feet to an iron pin set;

thence leaving said westerly right-of-way line and crossing said tract, the following courses (6) and distances:

North 86° 16' 15" West, a distance of 640.98 feet to an iron pin;

South 3° 43' 45" West, a distance of 320.00 feet to an iron pin;

North 48° 09' 54" West, a distance of 143.24 feet to an iron pin on the arc of a curve to the right;

Southwesterly along the arc of said curve (Delta = 18° 11' 05", Radius = 50.00 feet), a chord bearing and distance of South 60° 10' 32" West, 15.80 feet to an iron pin;

South 48° 09' 54" East, a distance of 159.97 feet to an iron pin; and,

South 3° 43' 45" West, a distance of 78.41 feet to an iron pin in the northerly Limited Access right-of-way line of Interstate Route 270;

thence North 86° 19' 15" West, being along the northerly limited access right-of-way line of said Interstate Route 270, a distance of 894.20 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 southwest 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 place of beginning, containing 18.934 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.

