

PLAT OF SURVEY OF A 45.333 ACRE TRACT SITUATED IN LOTS 39 AND 40 QTR. TWP. 4, TWP. 2, RANGE 16, UNITED STATES MILITARY LANDS AND IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PLAIN, AND THE VILLAGE OF NEW ALBANY AND BEING ALL OF THAT TRACT CONVEYED TO THE HOLDING CORPORATION OF OHIO BY O.R.V. 10566H13

FOR
SCHWARTZ, KELM, WARREN & RUBENSTEIN

Legal Description - 45.333 Acres

Situated in the State of Ohio, County of Franklin, Township of Plain and the Village of New Albany, Lots 39 and 40 of Quarter Township 4, Township 2, Range 16, United States Military Lands, and being all of that tract conveyed to the Holding Corporation of Ohio by deed of record in Official Record Volume 10566 H-13, all references being to those records of the Office of Recorder, Franklin County, Ohio, unless otherwise noted and being more particularly bounded and described as follows:

Beginning at a found railroad spike in the centerline of State Route 605 (New Albany-Condit Road) at the southwesterly corner of a 5.0 Acre tract conveyed to New Albany Baptist Church by Deed Book 2802, Page 105;

Thence, with the southerly line of said 5.0 Acre tract, South 87 degrees 47 minutes 24 seconds East, 389.79 feet (passing an iron pin found at 31.51 feet) to an iron pin found;

Thence, with the easterly line of said 5.0 Acre tract, North 04 degrees 12 minutes 05 seconds East, 552.67 feet to an iron pin found in the southerly line of a 7.278 Acre tract, conveyed to James A. and Carol Lee Huber by Deed Book 3556, Page 295;

Thence, with said southerly line, South 86 degrees 25 minutes 37 seconds East, 131.52 feet to a found iron pin;

Thence, with the easterly line of said 7.278 Acre tract, North 01 degrees 17 minutes 11 seconds East, 659.79 feet to an iron pin found in the southerly line of a 25.0 Acre tract conveyed to Orin Z. and Norman L. Browning by Deed Book 2778, Page 316 being also the southerly line of Lot 39 of Quarter Township 1, and the northerly line of Lot 40 of Quarter Township 4;

Thence, with said southerly line, South 86 degrees 14 minutes 08 seconds East, 1054.07 feet to an iron pin found at the corner common to Lot 24 of Quarter Township 1 and Lot 25 of Quarter Township 4, and being also the northwesterly corner of a 21.892 Acre tract conveyed to the State of Ohio by Deed Book 3493, Page 36;

Thence, with the westerly line of Lot 25, Quarter Township 4, and the westerly line of said 21.892 Acre tract and a 21.393 Acre tract conveyed to The New Albany Company by Official Record Volume 12773 E-02, South 02 degrees 58 minutes 25 seconds West, 1222.63 feet to an iron pin found at the northeasterly corner of a 2.078 Acre tract (Parcel #1) conveyed to Robert H. and Jeanne R. Russell by Official Record Volume 1242 G-08;

Thence, with the northerly line of said 2.078 Acre tract, and the northerly line of a 1.968 Acre tract (Parcel #2) also conveyed to Robert H. and Jeanne R. Russell by Official Record Volume 1242 G-08, North 87 degrees 35 minutes 34 seconds West, 562.00 feet to an iron pin;

Thence, with the westerly line of said 1.968 Acre tract, South 02 degrees 50 minutes 35 seconds West, 150.00 feet to an iron pin;

Thence, with the southwesterly line of said 1.968 Acre tract, South 38 degrees 57 minutes 57 seconds East, 396.15 feet to an iron pin found at the northeasterly corner of the 0.397 Acre tract (Parcel #2) also conveyed to Robert H. and Jeanne R. Russell by Official Record Volume 1242 G-08;

Thence, with the northwesterly line of said 0.397 Acre tract, South 44 degrees 06 minutes 59 seconds West, 60.00 feet to an iron pin;

Thence, with the southwesterly line of said 0.397 Acre tract, South 47 degrees 35 minutes 47 seconds East, 375.08 feet to an iron pin found at the northeasterly corner of a 0.451 Acre tract conveyed to The Ohio State Bank by Deed Book 3198, Page 308 and said iron pin being in the northerly right-of-way of U.S. Route #62 (Johnstown Road);

Thence, with the northerly line of said 0.451 Acre tract, the Stephen A. Young tract - Deed Book 3439 and 3441, Pages 275 and 533 respectively, the William A. and Priscilla D. Lutz tract - Deed Book 3190, Page 615, the James A. and Marlene G. Spornan tract - Deed Book 3212, Page 27, the Robert F. and Dabra C. Vanfosson tract - Official Record Volume 12942 H-18, the Jack L. and Edna M. Baker tract - Deed Book 2983, Page 379, the Joseph L. and Carol A. Cherry tract - Deed Book 3367, Page 608, the Carl W. and Mary Ann Klein tract - Deed Book 1975, Page 46 and the Frederick and Virginia T. Seaman tract - Deed Book 3706, Page 125, North 87 degrees 33 minutes 40 seconds West, 1104.27 feet to an iron pin found in the easterly line in part of a 2.228 Acre tract conveyed to Mary F. Browning by Deed Book 3445, Page 350;

Thence, with said easterly line, North 03 degrees 40 minutes 28 seconds East, 48.62 feet to an iron pin found;

Thence, with the northerly line of said Mary F. Browning tract, North 87 degrees 10 minutes 13 seconds West, 251.85 feet to a P.K. nail found in State Route 605 at the southerly corner of a 0.249 Acre tract conveyed to James W. and Norma A. Willis by Official Record Volume 9370 D-07;

Thence, with the southerly line of said 0.249 Acre tract, North 57 degrees 49 minutes 49 seconds East, 162.02 feet to an iron pin found;

Thence, with the northerly line of said 0.249 Acre tract, North 65 degrees 24 minutes 38 seconds West, 20.00 feet to an iron pin found;

Thence, continuing with said northerly line, North 84 degrees 05 minutes 51 seconds West, 358.87 feet (passing an iron pin at 126.89 feet) to a P.K. Nail set in the centerline of State Route 605;

Thence, with the centerline of State Route 605, North 15 degrees 19 minutes 38 seconds West, 417.73 feet to the place of beginning CONTAINING 45.333 ACRES. Iron pins set are 10" x 1" O.D. with orange plastic caps inscribed "P.S. 6579". The basis of bearings for the foregoing description is from coordinates of monuments established by the Franklin County Engineering Department using Global Positioning Systems and is based on the Ohio State Plane Coordinate System as per M.D. 83.

EASEMENTS AS PER MINNESOTA TITLE COMMITMENT NO. 142357 ALTA COMMITMENT - REGULAR A

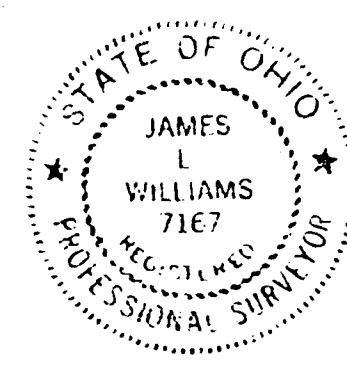
1. Easement for Highway Pole Line as recorded in Deed Book 969, Page 388, Recorder's Office, Franklin County, Ohio. 49' wide.
2. Easement for Cuy Pole and/or Anchor as recorded in Deed Book 969, Page 390. Cannot be Plotted.
3. Easement for Highway Purposes as recorded in Deed Book 2850, Page 402. Does Not Effect Subject Tract.
4. Easement to Ohio Bell Telephone Company as recorded in Deed Book 906, Page 203. Cannot be Plotted.

MyersSurveying
COMPANY

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

We do hereby certify that the foregoing plat is a true return of an actual survey of the premises during March, 1989 and is correct to the best of our knowledge and belief. Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed, "P.S. 6579". The basis of bearings for the foregoing description is from coordinates of monuments established by the Franklin County Engineering Department using Global Positioning Systems and is based on the Ohio State Plane Coordinate System as per M.D. 83.

James L. Williams
James L. Williams, P.S. 7167



Orin Z. & Norman L. Browning
O.B. 2778, Pg. 316
35 Ac.

LOT 25
QTR. TWP. 1

LOT 24
QTR. TWP. 1

LOT 40
QTR. TWP. 4

LOT 25
QTR. TWP. 4

State of Ohio O.B. 3493, Pg. 36
21.892 Ac.

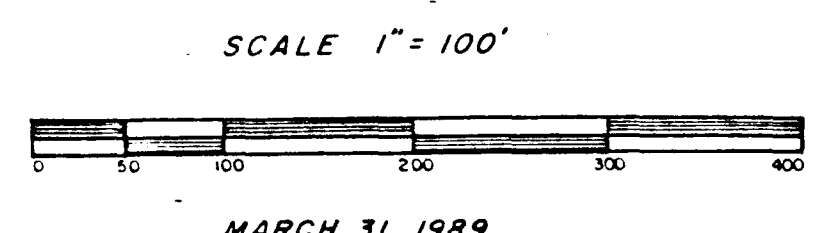
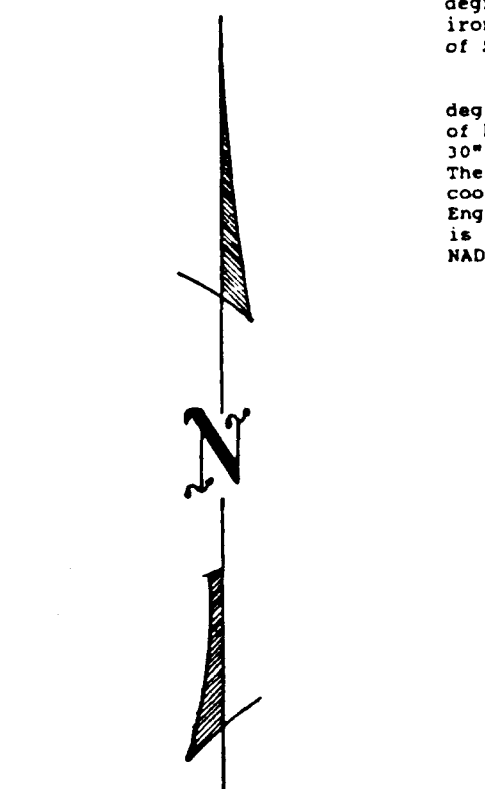
James A. & Carol Lee Huber
D.B. 3556, Pg. 295
7.278 Ac.

45.333 AC.
45.333 AC. in R/W
45.044 Net Usable Ac.

The New Albany Co
O.R.V. 12773 E 02
21.393 Ac.

STATE ROUTE 605
(NEW ALBANY-CONDIT ROAD)

POINT OF BEGINNING



MARCH 31, 1989

