

**CENTRAL COLLEGE ROAD**

**PLAT OF SURVEY OF A 12.811 ACRE TRACT**  
 SITUATED IN SEC. 11, QTR. TWP. 1, TWP. 2, RANGE 16, UNITED STATES MILITARY LANDS  
 STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PLAIN  
 FOR

**LAWYERS TITLE INSURANCE CORPORATION**  
 and/or  
**THE NEW ALBANY COMPANY**

**Legal Description**  
 12.811 Acres

Situated in the State of Ohio, County of Franklin, Township of Plain and in the northwest quarter of Section 11, Quarter Township 1, Township 2, Range 16, United States Military Lands and being 12.811 Acres out of that 15.28 Acre (deed) tract conveyed to Dennis P. and Mary E. Dorgan by deed of record in Deed Book 3558, Page 116, 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:

Commencing at a Franklin County Engineer's survey monument box found at the centerline intersection of Kitzmiller Road (County Road #110) and Central College Road (County Road #18);

thence with the centerline of Kitzmiller Road, South 13 degrees 32 minutes 44 seconds West, 1450.48 feet to the southwesterly corner of a 6.152 Acre tract conveyed to Gordon F. and Terry L. Scherer by Deed Book 3662, Page 567 and the northwesterly corner of a 0.50 Acre tract conveyed to Donald L. and Jackie Rossell by Official Record 9772 G-10;

thence with the southerly line of said 6.152 Acre tract, South 84 degrees 41 minutes 24 seconds East, 301.77 feet (passing an iron pin set at 0.32 feet and 222.42 feet) to an iron pin set in the centerline of Blacklick Creek and said iron pin being **THE TRUE POINT OF BEGINNING** of the following herein described tract;

thence continuing with the southerly line of said 6.152 Acre tract, South 84 degrees 41 minutes 24 seconds East, 367.32 feet to an iron pin found at the southwesterly corner of a 33.524 Acre tract conveyed to The New Albany Company by Official Record 14410 I-16;

thence with the southerly line of said 33.524 Acre tract, South 87 degrees 06 minutes 59 seconds East, 1507.79 feet to an iron pin found in the westerly line of a 25.620 Acre tract conveyed to Cynthia L. DeNiro by Deed Book 3645, Page 534;

thence with the westerly line of said 25.620 Acre tract, South 03 degrees 20 minutes 27 seconds West, 340.48 feet to an iron pin found at the northwesterly corner of a 17.238 Acre tract conveyed to William H. Peoples by Official Record 12410 F-06;

thence with the northerly line of said 17.238 Acre tract, North 85 degrees 13 minutes 10 seconds West, 1802.49 feet to an iron pin set in the centerline of Blacklick Creek;

thence with the centerline of Blacklick Creek and the meanderings thereof the following five (5) courses:

- 1) North 52 degrees 55 minutes 01 seconds East, 42.06 feet to an iron pin set;
- 2) North 27 degrees 58 minutes 30 seconds East, 59.03 feet to an iron pin set;
- 3) North 01 degree 06 minutes 13 seconds East, 58.03 feet to an iron pin set;
- 4) North 46 degrees 21 minutes 39 seconds West, 59.69 feet to an iron pin set;
- 5) North 31 degrees 19 minutes 03 seconds West, 143.77 feet to the place of beginning and **CONTAINING 12.811 ACRES.**

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 per NAD 83.

**Legal Description 1.774 Acres**

Situated in the State of Ohio, County of Franklin, Township of Plain and in the northwest quarter of Section 11, Quarter Township 1, Township 2, Range 16, United States Military Lands and being 1.774 Acres out of that 15.28 Acre (deed) tract conveyed to Dennis P. and Mary E. Dorgan by deed of record in Deed Book 3558, Page 116, 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:

Commencing at a Franklin County Engineer's survey monument box found at the centerline intersection of Kitzmiller Road (County Road #110) and Central College Road (County Road #18);

thence with the centerline of Kitzmiller Road, South 13 degrees 32 minutes 44 seconds West, 1568.48 feet to a nail found at the southwesterly corner of a 0.50 Acre tract conveyed to Donald L. and Jackie Rossell by Official Record 9772 G-10 and said nail being **THE TRUE POINT OF BEGINNING** of the following herein described tract:

thence with the southerly line of said 0.50 Acre tract, South 84 degrees 47 minutes 37 seconds East, 151.40 feet to an iron pin found;

thence with the easterly line of said 0.50 Acre tract, North 42 degrees 21 minutes 01 seconds East, 145.96 feet to an iron pin found in the southerly line of a 6.152 Acre tract conveyed to Gordon F. and Terry L. Scherer by Deed Book 3662, Page 567;

thence with the southerly line of said 6.152 Acre tract, South 84 degrees 41 minutes 24 seconds East, 79.35 feet to an iron pin set in the centerline of Blacklick Creek;

thence with the centerline of Blacklick Creek and the meanderings thereof the following five (5) courses:

- (1) South 31 degrees 19 minutes 03 seconds East, 143.77 feet to an iron pin set,
- (2) South 46 degrees 21 minutes 39 seconds East, 59.69 feet to an iron pin set,
- (3) South 01 degree 06 minutes 13 seconds West, 58.03 feet to an iron pin set,
- (4) South 27 degrees 58 minutes 30 seconds West, 59.03 feet to an iron pin set,
- (5) South 52 degrees 55 minutes 01 seconds West, 42.06 feet to an iron pin set in the northerly line of a 17.238 Acre tract conveyed to William H. Peoples by Official Record 12410 F-06;

thence with the northerly line of said 17.238 Acre tract, North 85 degrees 13 minutes 10 seconds West, 194.32 feet to an iron pin found at the southeasterly corner of a 0.52 Acre tract conveyed to Edith H. Klier by Deed Book 2280, Page 259;

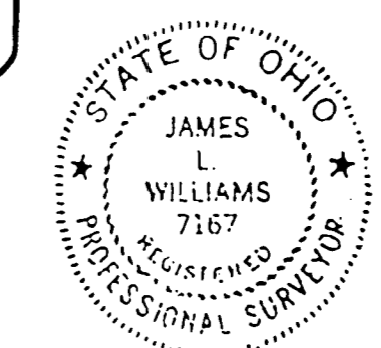
thence with the easterly line of said 0.52 Acre tract, North 09 degrees 59 minutes 39 seconds East, 100.00 feet to an iron pin found;

thence with the northerly line of said 0.52 Acre tract, North 85 degrees 24 minutes 34 seconds West, 227.35 feet to a P.K. Nail set in the centerline of Kitzmiller Road;

thence with the centerline of Kitzmiller Road, North 13 degrees 32 minutes 44 seconds East, 82.15 feet to the point of beginning and **CONTAINING 1.774 ACRES.**

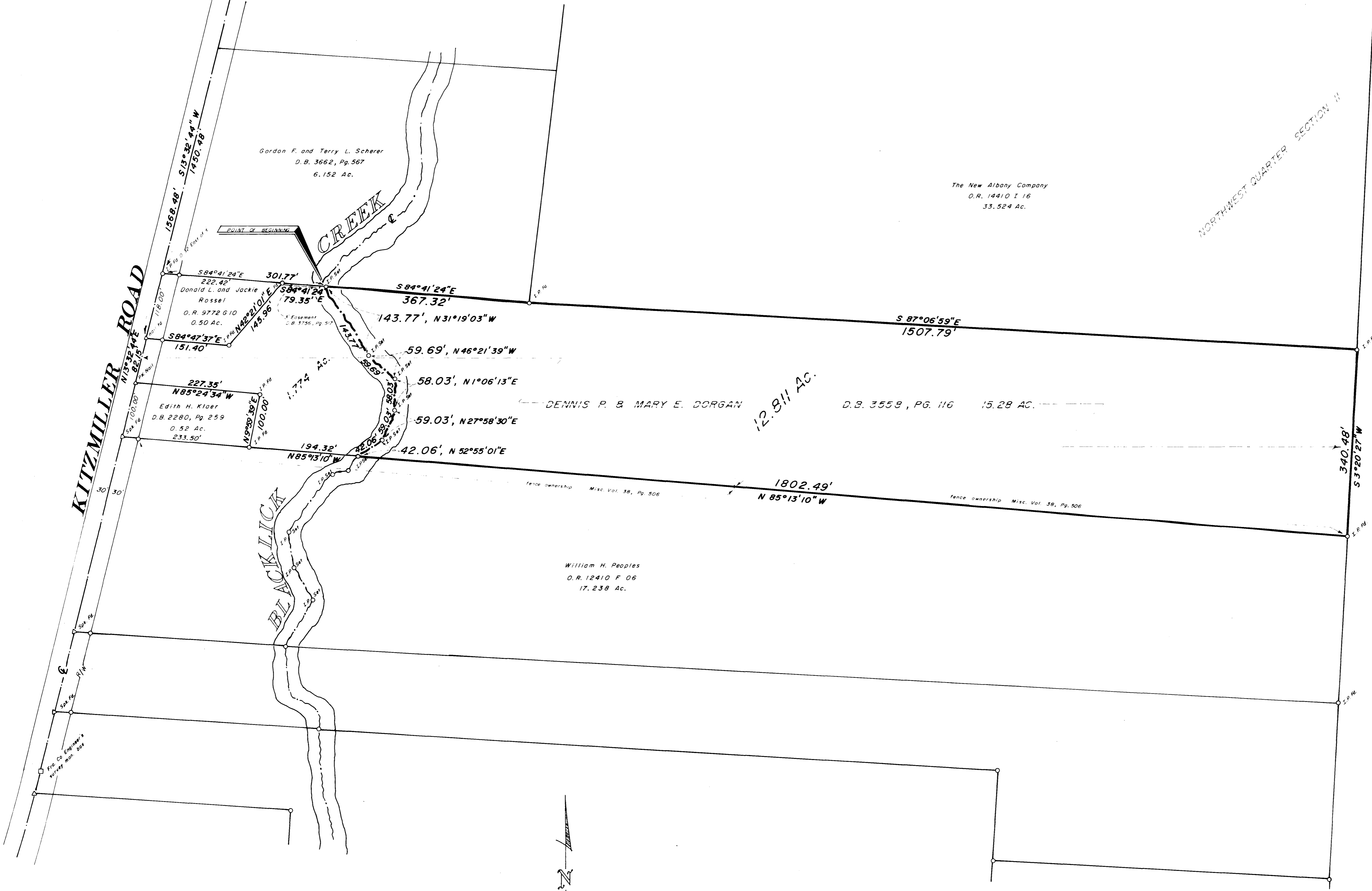
We do hereby certify that the foregoing plat is a true return of an actual survey of the premises during Sept., 1990 and is correct to the best of our knowledge and belief. Iron pins set are 30" x 1" o.d. with orange plastic caps inscribed, "P.S. 6579". The basis of bearings for the foregoing plat is from coordinates of monuments established by the Franklin County Engineering Dept. using Global Positioning Systems and is based on the Ohio State Plane Coordinate System per NAD 83.

*James L. Williams*  
 James L. Williams, Registered Professional Surveyor 7167



**Myers Surveying**  
 COMPANY

2740 East Main Street  
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 (614) 236-8677  
 Telefax 236-4859



Lawyers Title Insurance Corporation Commitment No. 54839-210  
 Schedule B - Section 2 - Exceptions  
 Fence Line agreement to property to the South of subject premises of record in Misc. Volume 38, Page 506, Plotted.  
 Easement to David M. Phillips and Shirley J. Phillips of record in Deed Book 3756, Page 517, Plotted.

