



**SURVEY OF ACREAGE PARCELS**  
 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**

Lawyers Title Insurance Corporation Commitment No. 54752-201  
 Schedule B - Section 2 - Exceptions

Pipeline Right-of-Way to The Ohio Fuel Supply Company of  
 Miscellaneous Volume 4, Page 176, assigned to  
 Columbia Gas of Ohio, Inc. in Deed Book 2148, Page 30,  
 Blank Easement and easement for pipeline.

Easement to The Columbus Railway, Power and Light Company  
 over part of a larger tract of land of which insured premises  
 are a part, of record in Deed Book 1023, Page 47, filed.

Terms and conditions of easement to the Conservation Council  
 of the State of Ohio of record in Deed Book 1058, Page 616,  
 26 foot strips of land, more or less, along the centerline of  
 Blacklick Creek, along the banks of the Creek, such strips to  
 be used for fishing purposes only, unless and except to be  
 made only where Blacklick Creek crosses south property line.  
 Deed Book 1069, Page 300, same 26 foot strips but except that  
 easement path to be made out by the grantor.

**Legal Description 6.278 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 6.278 Acres out of that 10.251 Acre  
 tract conveyed to Paul A. Kerns and Judith Klaer-Kerns by  
 deed of record in Official Record 11005 H-18 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, 2,264.43 feet to a  
 railroad spike found at the most southerly corner of a  
 10.251 Acre tract conveyed to Barbara Klaer by Official  
 Record 11005 H-14 and the northwesterly corner of said  
 Klaer-Kerns 10.251 Acre tract;

thence with the southerly line of said Barbara Klaer  
 10.251 Acre tract, South 86 degrees 27 minutes 21 seconds  
 East, 478.74 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 southerly line of said Barbara  
 Klaer 10.251 Acre tract, South 86 degrees 27 minutes 21  
 seconds East, 1222.30 feet to an iron pin found;

thence with a westerly line of said Barbara Klaer 10.251  
 Acre tract and a westerly line of the 10.250 Acre tract  
 conveyed to Susan Klaer Gradual by Official Record 11005  
 H-16, South 03 degrees 30 minutes 42 seconds East, 508.50  
 feet to an iron pin found;

thence with a northerly line of said 10.250 Acre tract,  
 North 86 degrees 27 minutes 13 seconds West, 1219.75 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 four (4) courses:

- (1) North 37 degrees 28 minutes 19 seconds East,  
 55.23 feet;
- (2) North 12 degrees 06 minutes 46 seconds East,  
 52.33 feet;
- (3) North 12 degrees 00 minutes 52 seconds West,  
 128.69 feet;
- (4) North 01 degrees 59 minutes 25 seconds East,  
 78.95 feet to the place of beginning and CONTAINING  
 8.278 ACRES.

SCALE 1"=100'

AUG. 17, 1990

Revised Sept. 6, 1990 (split Gradual 10.25 Ac.)

**Legal Description 1.459 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 1.459 Acres out of that 10.251 Acre  
 tract conveyed to Paul A. Kerns and Judith Klaer-Kerns by  
 deed of record in Official Record 11005 H-18 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, 2,264.43 feet to a  
 railroad spike found at the most southerly corner of a  
 10.251 Acre tract conveyed to Barbara Klaer by Official  
 Record 11005 H-14 and the northwesterly corner of said  
 Klaer-Kerns 10.251 Acre tract;

thence with the southerly line of said Barbara Klaer  
 10.251 Acre tract, South 86 degrees 27 minutes 21 seconds  
 East, 478.74 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 southerly line of said Barbara  
 Klaer 10.251 Acre tract, South 86 degrees 27 minutes 21  
 seconds East, 1222.30 feet to an iron pin found;

thence with a westerly line of said Barbara Klaer 10.251  
 Acre tract and a westerly line of the 10.250 Acre tract  
 conveyed to Susan Klaer Gradual by Official Record 11005  
 H-16, South 03 degrees 30 minutes 42 seconds East, 508.50  
 feet to an iron pin found;

thence with a northerly line of said 10.250 Acre tract,  
 North 86 degrees 27 minutes 13 seconds West, 1219.75 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 four (4) courses:

- (1) North 37 degrees 28 minutes 19 seconds East,  
 55.23 feet;
- (2) North 12 degrees 06 minutes 46 seconds East,  
 52.33 feet;
- (3) North 12 degrees 00 minutes 52 seconds West,  
 128.69 feet;
- (4) North 01 degrees 59 minutes 25 seconds East,  
 78.95 feet to the place of beginning and CONTAINING  
 1.459 ACRES.

**Legal Description 1.459 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 1.459 Acres out of that 10.251 Acre  
 tract conveyed to Paul A. Kerns and Judith Klaer-Kerns by  
 deed of record in Official Record 11005 H-18 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, 2,264.43 feet to a  
 railroad spike found at the most southerly corner of a  
 10.251 Acre tract conveyed to Barbara Klaer by Official  
 Record 11005 H-14 and the northwesterly corner of said  
 Klaer-Kerns 10.251 Acre tract;

thence with the southerly line of said Barbara Klaer  
 10.251 Acre tract, South 86 degrees 27 minutes 21 seconds  
 East, 478.74 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 southerly line of said Barbara  
 Klaer 10.251 Acre tract, South 86 degrees 27 minutes 21  
 seconds East, 1222.30 feet to an iron pin found;

thence with a westerly line of said Barbara Klaer 10.251  
 Acre tract and a westerly line of the 10.250 Acre tract  
 conveyed to Susan Klaer Gradual by Official Record 11005  
 H-16, South 03 degrees 30 minutes 42 seconds East, 508.50  
 feet to an iron pin found;

thence with a northerly line of said 10.250 Acre tract,  
 North 86 degrees 27 minutes 13 seconds West, 1219.75 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 four (4) courses:

- (1) North 37 degrees 28 minutes 19 seconds East,  
 55.23 feet;
- (2) North 12 degrees 06 minutes 46 seconds East,  
 52.33 feet;
- (3) North 12 degrees 00 minutes 52 seconds West,  
 128.69 feet;
- (4) North 01 degrees 59 minutes 25 seconds East,  
 78.95 feet to the place of beginning and CONTAINING  
 1.459 ACRES.

**Legal Description 1.976 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 1.976 Acres out of that 10.251 Acre  
 tract conveyed to Paul A. Kerns and Judith Klaer-Kerns by  
 deed of record in Official Record 11005 H-18 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, 2,264.43 feet to a  
 railroad spike found at the most southerly corner of a  
 10.251 Acre tract conveyed to Barbara Klaer by Official  
 Record 11005 H-14 and the northwesterly corner of said  
 Klaer-Kerns 10.251 Acre tract;

thence with the southerly line of said Barbara Klaer  
 10.251 Acre tract, South 86 degrees 27 minutes 21 seconds  
 East, 478.74 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 southerly line of said Barbara  
 Klaer 10.251 Acre tract, South 86 degrees 27 minutes 21  
 seconds East, 1222.30 feet to an iron pin found;

thence with a westerly line of said Barbara Klaer 10.251  
 Acre tract and a westerly line of the 10.250 Acre tract  
 conveyed to Susan Klaer Gradual by Official Record 11005  
 H-16, South 03 degrees 30 minutes 42 seconds East, 508.50  
 feet to an iron pin found;

thence with a northerly line of said 10.250 Acre tract,  
 North 86 degrees 27 minutes 13 seconds West, 1219.75 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 four (4) courses:

- (1) South 91 degrees 10 minutes 25 seconds East,  
 28.99 feet;
- (2) South 12 degrees 00 minutes 52 seconds East,  
 128.69 feet;
- (3) South 12 degrees 00 minutes 46 seconds West,  
 52.23 feet;
- (4) South 37 degrees 28 minutes 19 seconds West,  
 55.23 feet to an iron pin set in the centerline of  
 Blacklick Creek;

thence with the northerly line of said 10.250 Acre  
 tract, North 86 degrees 27 minutes 13 seconds West, 43.44  
 feet to an iron pin found at the southeasterly corner of a  
 1.660 Acre tract conveyed to Edith H. Klaer by Official  
 Record Volume 1100 C-02;

thence with the easterly line of said 1.660 Acre tract,  
 North 14 degrees 12 minutes 19 seconds East, 196.00 feet to  
 an iron pin found;

thence with the northerly line of said 1.660 Acre tract,  
 North 86 degrees 27 minutes 21 seconds West, 405.00 feet to  
 a spike in the centerline of Kitzmiller Road;

thence with said centerline and with a curve to the left  
 whose radius is 1909.86 feet, a chord bearing of North 14  
 degrees 12 minutes 17 seconds East, a chord distance of 49.1  
 feet to a Franklin County Engineer's survey monument box  
 found at a point of tangency to said centerline;

thence with the centerline of Kitzmiller Road, North 13  
 degrees 32 minutes 44 seconds East, 107.17 feet to the place  
 of beginning and CONTAINING 1.976 ACRES.

**Legal Description 1.656 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 1.656 Acres out of that 10.250 Acre  
 tract conveyed to Susan Klaer Gradual by deed of record in  
 Official Record 11005 H-16, 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, 2,264.43 feet to a  
 railroad spike found at the most southerly corner of a  
 10.250 Acre tract conveyed to Barbara Klaer by Official  
 Record 12410 P-06 and the northwesterly corner of said  
 10.251 Acre tract;

thence with the southerly line of said 10.250 Acre  
 tract, North 86 degrees 28 minutes 43 seconds West, 619.37  
 feet to an iron pin found in the easterly line of a 10.251  
 Acre tract conveyed to Paul A. Kerns and Judith Klaer-Kerns  
 by Official Record 11005 H-18;

thence with the easterly line of said 10.251 Acre tract,  
 North 03 degrees 30 minutes 42 seconds East, 162.41 feet to  
 an iron pin found;

thence with the northerly line of said 10.251 Acre  
 tract, North 86 degrees 27 minutes 21 seconds West, 1222.30  
 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 four (4) courses:

- (1) North 01 degree 59 minutes 25 seconds West,  
 35.31 feet;
- (2) North 10 degrees 15 minutes 02 seconds West,  
 44.19 feet;
- (3) North 14 degrees 41 minutes 00 seconds East,  
 49.73 feet;
- (4) South 46 degrees 09 minutes 32 seconds East,  
 55.22 feet to an iron pin found at the north-  
 easterly corner of said 4.080 Acre tract;

thence with the northerly line of said 4.080 Acre tract,  
 North 86 degrees 28 minutes 55 seconds West, 40.00 feet to an  
 iron pin found;

thence, continuing with the northerly line of said 4.080  
 Acre tract, North 86 degrees 24 minutes 07 seconds West,  
 508.50 feet to the place of beginning and CONTAINING 1.656  
 ACRES.

**Legal Description 8.610 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 8.610 Acres out of that 10.250 Acre  
 tract conveyed to Susan Klaer Gradual by deed of record in  
 Official Record 11005 H-16, 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 railroad spike found at the intersection  
 of the centerline of Kitzmiller Road (County Road #110) and  
 the southerly line of Section 11, Quarter Township 1,  
 Township 2, Range 16, United States Military Lands and being  
 a 4.080 Acre tract conveyed to Susan Klaer Gradual by deed of  
 record in Official Record 11005 H-16, 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:

thence with the northerly line of said 4.080 Acre tract  
 and the quarter township line, South 86 degrees 24 minutes 07  
 seconds East, 508.50 feet to an iron pin found;

thence continuing with the northerly line of said 4.080  
 Acre tract and the quarter township line, South 86 degrees 28  
 minutes 59 seconds East, 40.00 feet to an iron pin found in  
 the centerline of Blacklick Creek and said iron pin being THE  
 TRUE POINT OF BEGINNING of the following herein described  
 tract:

thence across said 10.250 Acre tract and with the  
 centerline of Blacklick Creek and the meandering thereof the  
 following four (4) courses:

- (1) North 46 degrees 09 minutes 32 seconds West,  
 55.33 feet;
- (2) North 14 degrees 40 minutes 00 seconds West,  
 44.19 feet;
- (3) North 10 degrees 15 minutes 02 seconds East,  
 44.19 feet;
- (4) North 31 degrees 17 minutes 33 seconds East,  
 39.31 feet to an iron pin set in the southerly  
 line of a 1.660 Acre tract conveyed to Edith  
 H. Klaer by Official Record 11040 C-02;

thence with the southerly line of said 1.660 Acre tract  
 and the southerly line of a 10.251 Acre tract conveyed to  
 Paul A. Kerns and Judith Klaer-Kerns by Official Record 11005  
 H-18, South 86 degrees 27 minutes 13 seconds West, 1222.20  
 feet (passing iron pins at 29.00 feet and 72.44 feet) to an  
 iron pin found;

thence with the easterly line of said 10.251 Acre tract,  
 North 03 degrees 30 minutes 42 seconds East, 137.75 feet to  
 an iron pin found at a southeasterly corner of a 10.251 Acre  
 tract conveyed to Barbara Klaer by Official Record 11005  
 H-14;

thence with the southerly line of said Barbara Klaer  
 10.251 Acre tract, South 86 degrees 28 minutes 43 seconds  
 East, 619.37 feet to an iron pin found in the westerly line  
 of a 25.620 Acre tract conveyed to Cynthia L. DeNiro by deed  
 Book 3644, Page 534;

thence with the westerly line of said 25.620 Acre tract,  
 South 03 degrees 24 minutes 21 seconds West, 287.66 feet to  
 a stone with an "X" chiseled atop, found at the northeasterly  
 corner of an 87.882 Acre tract conveyed to The New Albany  
 Company by Official Record 14100 E-20, northeasterly corner  
 of Lot 9, northwesterly corner of Lot 8 and on the line  
 between Quarter Townships 1 and 4;

thence with the northerly line of said 87.882 Acre tract  
 and said quarter township line, North 86 degrees 28 minutes  
 59 seconds West, 1885.73 feet to the place of beginning and  
 CONTAINING 8.610 ACRES.

**Legal Description 8.798 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 8.798 Acres out of that 10.250 Acre  
 tract conveyed to Susan Klaer Gradual by deed of record in  
 Official Record 11005 H-16, 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, 2,264.43 feet to a  
 railroad spike found at the most southerly corner of a  
 10.250 Acre tract conveyed to Barbara Klaer by Official  
 Record 12410 P-06 and the northwesterly corner of said  
 10.251 Acre tract;

thence with the southerly line of said 10.250 Acre  
 tract, North 86 degrees 28 minutes 43 seconds West, 619.37  
 feet to an iron pin found in the easterly line of a 10.251  
 Acre tract conveyed to Paul A. Kerns and Judith Klaer-Kerns  
 by Official Record 11005 H-18;

thence with the easterly line of said 10.251 Acre tract,  
 North 03 degrees 30 minutes 42 seconds East, 162.41 feet to  
 an iron pin found;

thence with the northerly line of said 10.251 Acre  
 tract, North 86 degrees 27 minutes 21 seconds West, 1222.30  
 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 four (4) courses:

- (1) North 01 degree 59 minutes 25 seconds West,  
 35.31 feet;
- (2) North 10 degrees 15 minutes 02 seconds West,  
 44.19 feet;
- (3) North 14 degrees 41 minutes 00 seconds East,  
 49.73 feet;
- (4) South 46 degrees 09 minutes 32 seconds East,  
 55.22 feet to an iron pin found at the north-  
 easterly corner of said 4.080 Acre tract;

thence with the northerly line of said 4.080 Acre tract,  
 North 86 degrees 28 minutes 55 seconds West, 40.00 feet to an  
 iron pin found;

thence, continuing with the northerly line of said 4.080  
 Acre tract, North 86 degrees 24 minutes 07 seconds West,  
 508.50 feet to the place of beginning and CONTAINING 8.798  
 ACRES.

**MyersSurveying**  
 COMPANY

2740 East Main Street  
 Bexley, Ohio 43209  
 (614) 238-8677  
 Telefax 238-4889



We do hereby certify that the foregoing plat is a true return of an actual survey of the premises during Aug, 1990 and is correct to the best of our knowledge and belief. 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