

COLUMBUS SOUTHERN POWER CO.

LEGAL DESCRIPTION

DESCRIPTION OF 8.428 ACRES

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, PART OF LOT 7, SECTION 3, TOWNSHIP 2, RANGE 17, UNITED STATES MILITARY LANDS AND BEING A PART OF THE ORIGINAL 20.329 ACRE TRACT CONVEYED TO ANDERSON CONCRETE CORP. BY DEED OF RECORD IN DEED BOOK 2702, PAGE 59, RECORDS OF THE RECORDERS OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND IN THE CENTERLINE OF WESTERVILLE ROAD (C.C.C. HIGHWAY) AT THE SOUTHWESTERLY CORNER OF SAID 20.329 ACRE;

THENCE N 26°10'00" E, A DISTANCE OF 798.27 FEET, TO A RAILROAD SPIKE SET, SAID SPIKE BEING THE POINT OF TRUE BEGINNING OF SAID 8.428 ACRES;

THENCE N 90°00'00" W, A DISTANCE OF 653.34 FEET, ALONG THE LINE COMMON TO SAID 8.428 ACRE TRACT AND THE 1.914 ACRE TRACT CONVEYED TO JAMES L. GORY, BY DEED OF RECORD IN O.R. 15803-D09, RECORDS OF THE RECORDERS OFFICE, FRANKLIN COUNTY, OHIO TO AN IRON PIN SET ON THE EASTERLY RIGHT-OF-WAY LINE OF C.A. AND C. RAIL ROAD NOW KNOWN AS CONRAIL;

THENCE WITH AN ARC TO THE LEFT HAVING A CENTRAL ANGLE OF 08°06'15", A RADIUS OF 3158.36, A CHORD BEARING OF N 23°10'22" E, A CHORD DISTANCE 446.35 FEET, ALONG THE SAID CONRAIL RIGHT-OF-WAY TO AN IRON PIN SET;

THENCE S 70°52'46" E, A DISTANCE OF 16.50 FEET, RADIAL TO SAID CURVE TO AN IRON PIN SET;

THENCE WITH AN ARC TO THE LEFT HAVING A CENTRAL ANGLE OF 04°17'38", A RADIUS OF 3174.86, A CHORD BEARING OF N 16°58'25" E, A CHORD DISTANCE OF 237.88 FEET, TO AN IRON PIN SET;

THENCE N 89°52'20" E, A DISTANCE OF 369.56 FEET, ALONG THE NORTHERLY LINE OF SAID ORIGINAL 20.329 ACRE TRACT CONVEYED BY DEED TO ANDERSON CONCRETE TO AN IRON PIN SET;

THENCE S 26°10'00" W, A DISTANCE OF 111.77 FEET, PARALLEL TO THE CENTERLINE OF SAID WESTERVILLE ROAD ALONG THE LINE COMMON TO SAID 8.428 ACRE TRACT AND THE WESTERLY LINE OF THE 1.281 ACRE TRACT CONVEYED TO COLOMBO CAUTELA AND GIULIA CAUTELA BY DEED OF RECORD OFFICIAL RECORD 12995-H14, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO TO AN IRON PIN SET;

THENCE S 63°50'00" E, A DISTANCE OF 300.00 FEET, PERPENDICULAR TO THE CENTERLINE OF SAID WESTERVILLE ROAD AND ON A LINE COMMON TO SAID 8.428 AND 1.281 ACRE TRACTS(PASSING AN IRON PIN FOUND AT 250.32 FEET) TO A SET RAILROAD SPIKE;

THENCE S 26°10'00" W, A DISTANCE OF 446.42 FEET, ALONG THE CENTERLINE OF WESTERVILLE ROAD TO THE POINT OF TRUE BEGINNING, CONTAINING 8.428 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

THE BEARINGS USED IN THE ABOVE DESCRIPTION ARE BASED ON THE BEARING OF S 26°10'00" W FOR THE CENTERLINE OF WESTERVILLE ROAD AS SHOWN IN OFFICIAL RECORD 15803-D09, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN ON THE ATTACHED PLAT WAS PREPARED FROM AN ON-THE-GROUND SURVEY MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN THEREON ARE CORRECT.



Signature of Larry W. Pennington

8-10-98 DATE

REGISTERED SURVEYOR NO. 6096

Boundary Survey of 8.428 ACRES lying in

PART OF LOT 7, SECTION 3, TOWNSHIP 2, RANGE 17

UNITED STATES MILITARY LANDS

City of Columbus, Franklin County, Ohio Scale 1" = 100' Date: August 1998

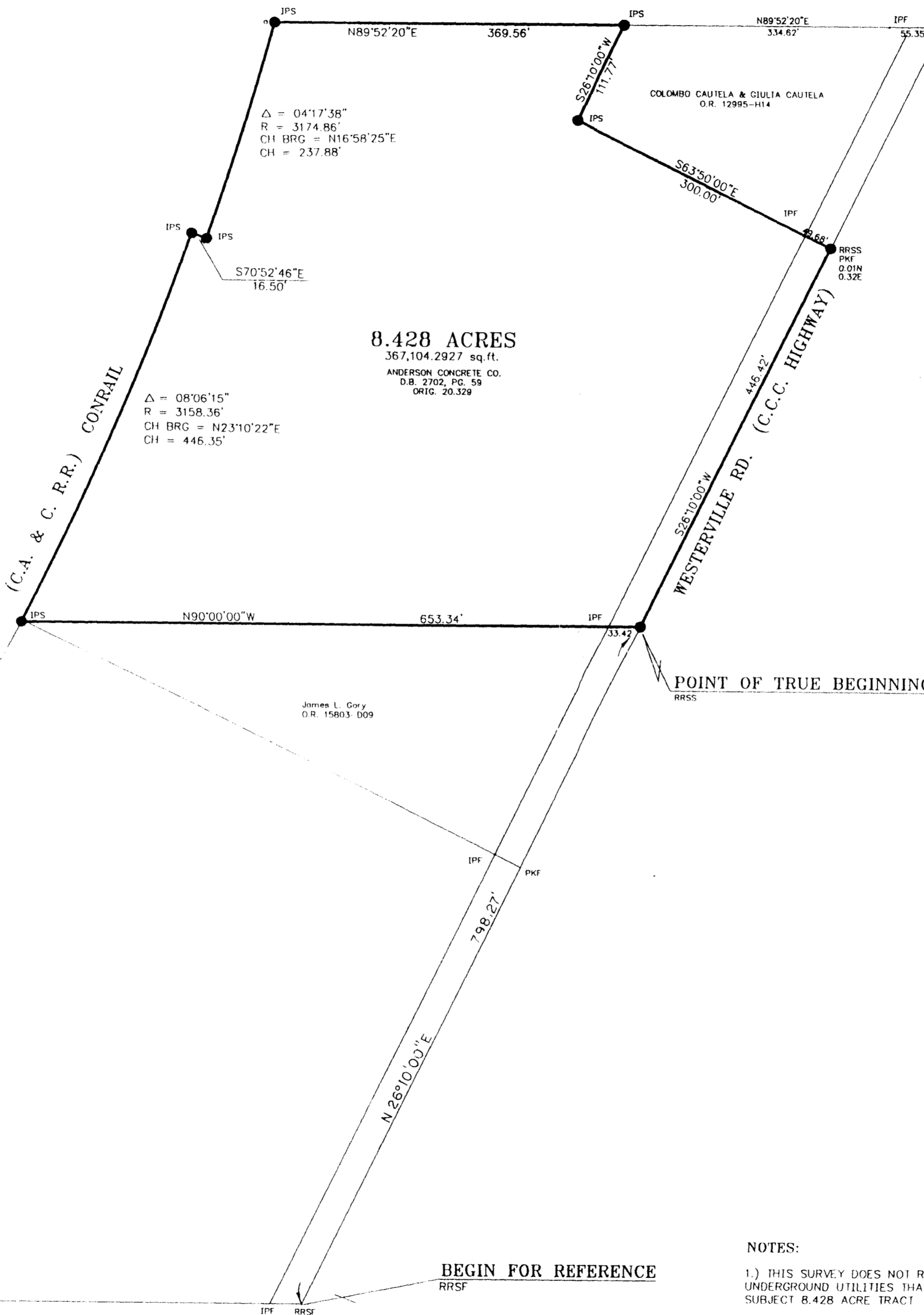
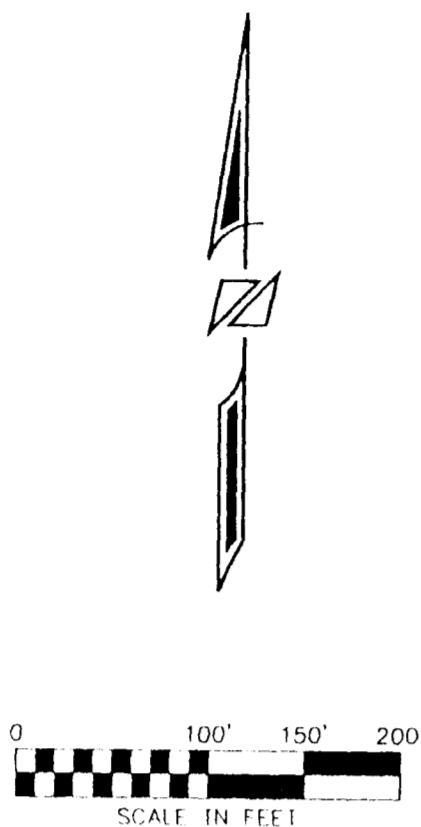
NOTES:

1.) THIS SURVEY DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT 8.428 ACRE TRACT

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF S 26°10'00" W FOR THE CENTERLINE OF WESTERVILLE RD. AS SHOWN IN O.R. 15803-D09 AND CONVEYED TO JAMES L. GORY RECORDERS OFFICE, FRANKLIN COUNTY, OHIO

Prepared By: R. D. Zande & Associates, Inc. 1237 Dublin Road Columbus, Ohio 43215



8.428 ACRES 367,104.2927 sq.ft. ANDERSON CONCRETE CO. D.B. 2702, PG. 59 ORIG. 20.329

James L. Gory O.R. 15803-D09

BEGIN FOR REFERENCE