

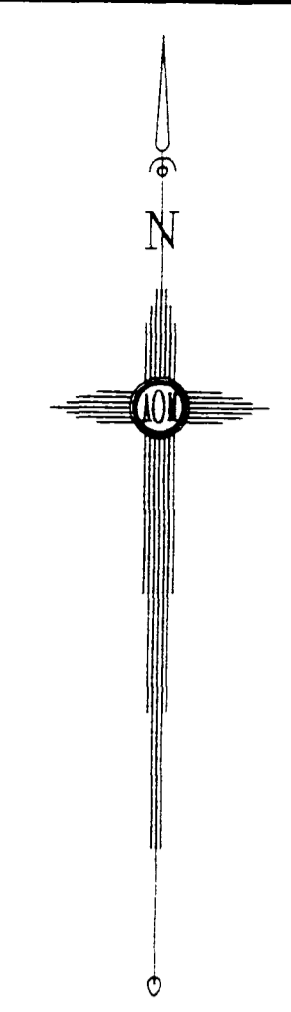
Vicinity Map

Francis C. & Minnie M. Cameron
D.B. 2089, Pg. 37
1.108 Ac.

Frank Cameron
D.B. 3780, Pg. 838
1.269 Ac.

Harold M. Whipp
O.R. 26987 C 03
1.047 Ac.

REVISIONS:			
No.	Date	Description	By
1	December 15, 1997	change new split line	J.W.



Scale 1" = 20'

December 12, 1997

Plat of survey of a 1.181 Ac tract

Situated in Qtr. Twp. 2, Twp. 1, RANGE 17, U.S. MILITARY LANDS
State of Ohio, County of Franklin, Township of Milflin

for
MOODY NOLAN LTD. INC.

LEGAL DESCRIPTION 1.181 ACRES

Situated in the State of Ohio, County of Franklin, Township of Milflin and being located in Quarter Township 2, Township 1, Range 17, United States Military Lands and being part of the 1.269 Acre tract conveyed to Frank Cameron by deed of record in Deed Book 3780, Page 838, all references being to these 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 centerline intersection of Sunbury Road (County Road #8) and Innis Road (original location) and said spike being 722.44 feet North 28 degrees 33 minutes 00 seconds East from a railroad spike found at P.I. STA 58 + 82.28 of Relocated Innis Road (County Road No. 171) and Sunbury Road STA 27 + 71.00, and said spike being the northeasterly corner of said 1.269 Acre tract, southeasterly corner of the 1.108 Acre tract conveyed to Francis C. and Minnie M. Cameron by Deed Book 2089, Page 37;

thence with the centerline of Sunbury Road, South 28 degrees 33 minutes 00 seconds West, 10.00 feet to a P.K. nail set at the **POINT OF BEGINNING** of the following herein described tract;

thence continuing with the centerline of Sunbury Road, South 28 degrees 33 minutes 00 seconds West, 182.11 feet to a P.K. nail set at the southeasterly corner of said 1.047 Acre tract, northeasterly corner of a 1.047 Acre tract conveyed to Harold M. Whipp by Official Record 26987 C-01;

thence with the northerly line of said 1.047 Acre tract, North 77 degrees 37 minutes 20 seconds East, 145.00 feet (passing an iron pin found at 36.51 feet, an iron pin set at 145.00 feet, an iron pin found at 239.80 feet) to an iron pin set on the east bank of Alum Creek;

thence with the east bank of Alum Creek the following five (5) courses:

- 1) North 35 degrees 38 minutes 33 seconds East, 45.31 feet to an iron pin set;
- 2) North 20 degrees 21 minutes 47 seconds East, 32.97 feet to an iron pin set;
- 3) North 26 degrees 26 minutes 10 seconds East, 32.32 feet to an iron pin set;
- 4) North 22 degrees 28 minutes 08 seconds East, 31.69 feet to an iron pin set;
- 5) North 21 degrees 08 minutes 31 seconds East, 40.46 feet to the northeasterly corner of the said 1.269 Acre tract and said corner being in the centerline of Innis Road (original location, vacated by the Franklin County Engineer, 7-26-94, Resolution 754-94);

thence with said centerline and the northerly line of said 1.269 Acre tract, South 64 degrees 50 minutes 00 seconds East, 20.30 feet to an iron pin set;

thence across said 1.269 Acre tract the following four (4) courses:

- 1) South 79 degrees 17 minutes 30 seconds East, 54.50 feet to an iron pin set;
- 2) North 89 degrees 41 minutes 04 seconds East, 70.07 feet to a P.K. nail set in blacktop;
- 3) South 78 degrees 31 minutes 30 seconds East, 82.88 feet to an iron pin set;
- 4) South 64 degrees 01 minutes 46 seconds East, 66.84 feet to the place of beginning and **SUMMARY 1.181 ACRES.**

LEGAL DESCRIPTION 0.059 ACRES

Situated in the State of Ohio, County of Franklin, Township of Milflin and being located in Quarter Township 2, Township 1, Range 17, United States Military Lands and being part of the 1.269 Acre tract conveyed to Frank Cameron by deed of record in Deed Book 3780, Page 838, all references being to these records of the Office of Recorder, Franklin County, Ohio unless otherwise noted and being more particularly bounded and described as follows:

Beginning at a railroad spike found at the centerline intersection of Sunbury Road (County Road #8) and Innis Road (original location) and said spike being 722.44 feet North 28 degrees 33 minutes 00 seconds East from a railroad spike found at P.I. STA 58 + 82.28 of Relocated Innis Road (County Road No. 171) and Sunbury Road STA 27 + 71.00, and said spike being the northeasterly corner of said 1.269 Acre tract, southeasterly corner of the 1.108 Acre tract conveyed to Francis C. and Minnie M. Cameron by Deed Book 2089, Page 37;

thence with the centerline of Sunbury Road, South 28 degrees 33 minutes 00 seconds West, 10.00 feet to a P.K. nail set;

thence across said 1.269 Acre tract the following four (4) courses:

- 1) North 64 degrees 01 minutes 46 seconds West, 66.84 feet to an iron pin set;
- 2) North 78 degrees 31 minutes 30 seconds West, 82.88 feet to a P.K. nail set;
- 3) South 89 degrees 41 minutes 04 seconds West, 70.07 feet to an iron pin set;
- 4) North 79 degrees 17 minutes 30 seconds West, 54.50 feet to an iron pin set at an angle point in Innis Road (original location, vacated 7-26-97, Resolution 754-94) and in the northerly line of said 1.269 Acre tract, southerly line of the 1.108 Acre tract (Deed Book 2089, Page 37);

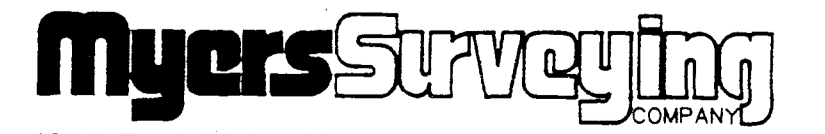
thence with the centerline of said Innis Road and the southerly line of said 1.108 Acre tract the following two (2) courses:

- 1) South 89 degrees 11 minutes East, 172.32 feet to a spike found;
- 2) South 65 degrees 18 minutes East, 104.12 feet to the place of beginning and **CONTAINING 0.059 ACRES.**

Iron pins set are 3/8" x 1" O.D. with orange plastic caps inscribed, "P.S. #679". The basis of bearings for the foregoing description is from Deed Book 3780, Page 838, the centerline of Sunbury Road held as South 28 degrees 33 minutes 00 seconds West.

We do hereby certify that the foregoing plat is a true return of an actual survey of the premises during Dec. 1997 and is correct to the best of our knowledge and belief. The basis of bearings for foregoing plat is from D.B. 3780, Pg. 838, the centerline of Sunbury Road held as South 28° 33' 00" East.

Albert J. Myers
Albert J. Myers D.C. 6570



2740 East Main Street
Bexley, Ohio 43209-2577
(614) - 235 - 8677

O.S.G.-E
All of
(190)
000124

Utility Warning

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.