

O-4-C

PLAT OF SURVEY OF A 37.466 ACRE TRACT

Situated in Quarter Township 4, Township 2, Range 17, United States Military Lands

State of Ohio, County of Franklin, City of Columbus

FOR SOCIETY NATIONAL BANK and/or PRESTON COMMONS DEVELOPMENT COMPANY and/or LAWYERS TITLE INSURANCE CORPORATION

Situated in the State of Ohio, County of Franklin, City of Columbus, and in lot 16 as delineated and described in Volume 4, Pages 287 through 295 of the Chancery Records of Franklin County, Ohio (Jonathan Prescott Hall et. al. vs. Fritz Henry Homer, et. al. Year 1840), and in Quarter Township 4, Township 2, Range 17, United States Military Lands and being all of that 37.466 Acre (more or less) tract conveyed to Pizanti Equities, Inc. by deed of record in Official Record Volume 24751 G-15, 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 the centerline of Ulyry Road (Township Road #189) and State Route 161 (Dublin-Granville Road);

thence with the centerline of Ulyry Road, North 04 degrees 53 minutes 04 seconds East, 1020.95 feet (passing an iron pin found at 400.00 feet on the northerly limited access right-of-way of State Route 161, see Ohio Department of Transportation Plans FRA-161-16.75) to a P.K. Nail set at the northwesterly corner of a 0.660 Acre tract conveyed to The Society National Bank and Trust Company, Trustee, N.A. Bank One City National Bank and Trust Company, Trustee, N.A. Bank One City National Bank, N.A. Trustee by Deed Book 3070, Page 523 and said P.K. Nail being THE POINT OF BEGINNING of the following herein described tract;

thence continuing with the centerline of Ulyry Road, North 04 degrees 53 minutes 04 seconds East, 475.36 feet to a P.K. Nail found at the southwesterly corner of a 0.585 Acre tract conveyed to Donald S. and Ingeborg Kaylor by Official Record 2752 J-12;

thence with the southerly line of said 0.585 Acre tract, South 85 degrees 41 minutes 10 seconds East, 255.00 feet to an iron pin found;

thence, with the easterly line of said 0.585 Acre tract, North 04 degrees 53 minutes 04 seconds East, 100.00 feet to an iron pin found in the southerly line of a 0.427 Acre tract conveyed to Richard A. and Virginia McKay by Official Record 10172 F-09;

thence with the southerly line of said 0.427 Acre tract, South 85 degrees 41 minutes 10 seconds East, 181.00 feet to an iron pin found;

thence with the easterly lines of said 0.427 Acre tract, of a 1.501 Acre tract conveyed to Fred J. and Rosalie Shoemaker by Deed Book 2401, Page 672, of a 0.980 Acre tract conveyed to Paul D. and Rebecca L. Shrigley by Official Record 7224 I-92, of a 0.980 Acre tract conveyed to Adelbert C. and Mary E. Ohm by Deed Book 2463, Page 437, of a 1.001 Acre tract conveyed to Douglas L. Shoemaker by Official Record 2650 J-16, of a 1.001 Acre tract conveyed to Kenneth R. and Pauline Stamm by Deed Book 3161, page 398, and a 1.001 Acre tract conveyed to Walter A. and Joyce McFadden by Deed Book 2559, Page 299, North 04 degrees 53 minutes 04 seconds East, 740.71 feet to a solid iron pin found in the southerly line of a 14.33 Acre tract conveyed to Ralph L. Katz and Martin Freedman by Deed Book 3786, Page 733;

thence with the southerly line of said 14.33 Acre tract, South 84 degrees 21 minutes 14 seconds East, 968.82 feet to a solid iron pin found on the Blendon Township-Plain Township line and being also the line between Quarter Township 4, Township 2, Range 17, and Quarter Township 3, Township 2, Range 14, and being in the westerly line of a 78.37 Acre tract conveyed to The New Albany Company by Official Record 12772 J-15;

thence with said township line and the westerly line of said 78.37 Acre tract, South 05 degrees 06 minutes 05 seconds West, 1391.28 feet to an iron pin set in the northerly line of a 31.729 Acre tract conveyed to the State of Ohio by Official Record 25998 B-20;

thence with the northerly line of said 31.729 Acre tract, and the limited access right-of-way of State Route 161, South 64 degrees 44 minutes 08 seconds West, 56.24 feet to an iron pin set in the northerly line of a 16.880 Acre tract conveyed to the State of Ohio by Deed Book 3738, Page

thence with the northerly line of said 16.880 Acre tract and the limited access right-of-way of State Route 161 and the northerly line of the residue of the Columbus and Southern Ohio Electric Company tract, Deed Book 3413, Page 885, North 85 degrees 40 minutes 04 seconds West, 1120.86 feet to an iron pin set at the southeasterly corner of said 0.660 Acre tract;

thence with the easterly line of said 0.660 Acre tract, North 04 degrees 53 minutes 04 seconds East, 125.00 feet to an iron pin set;

thence with the northerly line of said 0.660 Acre tract, North 85 degrees 40 minutes 04 seconds West, 230.00 feet to the place of beginning and CONTAINING 37.466 ACRES.

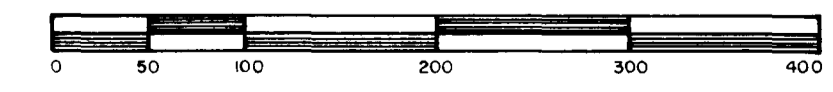
Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579". The basis of bearings for the foregoing description is the centerline of Ulyry Road held as North 04 degrees 53 minutes 04 seconds East as per Plat Book 59, Page 88 and Plat Book 60, Page 87.

To: Society National Bank and/or Preston Commons Development Company and/or Lawyers Title Insurance Corporation

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes items 1 and 4 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted on the date of this certification) of an Urban Survey.

James L. Williams

SCALE 1" = 100'



MARCH 24, 1989

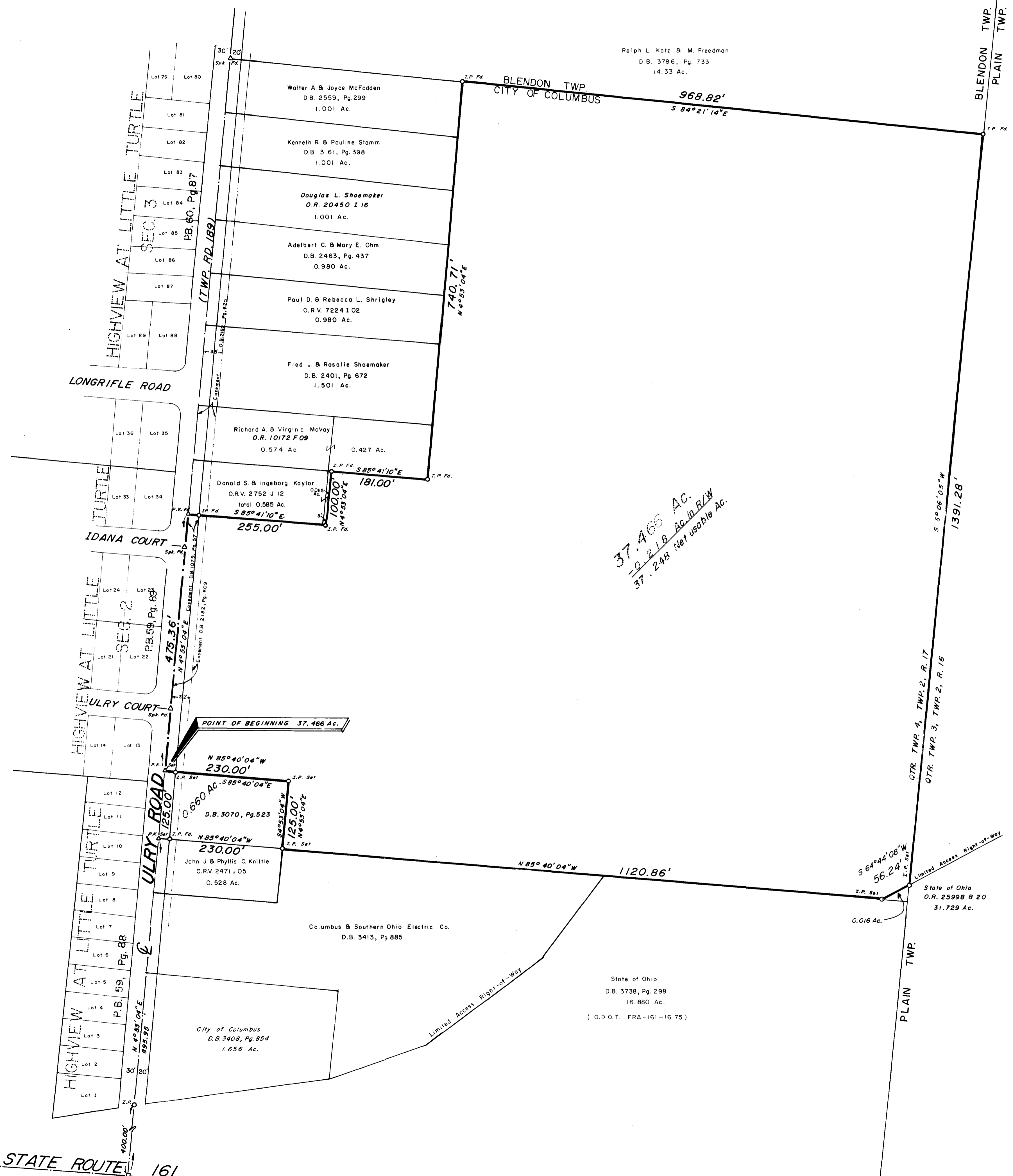
Revised APRIL 4, 1989 (area in R/W)
Revised 8-1-94 (State highway drop)
Revised 11-30-94 (certification)

Myers Surveying COMPANY

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

We 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 plat is from P.B. 59, Pgs. 88 and 89 and P.B. 60, Pg. 87, the centerline of Ulyry Rd. held as N 04° 53' 04" E.

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



37.466 Ac.
0.218 Ac. in R/W
37.248 Net Usable Ac.

The New Albany Company
O.R. 12772 J-15
78.37 Ac.

Easements as per Lawyers Title Insurance Corporation
Commitment No. 47283-201 Schedule A - Page 1

Deed Book 1079, Page 57 to Columbus and Southern Ohio Electric Company for a pole line along Ulyry Road - Plotted.
Deed Book 2182, Page 609 to The Ohio Fuel Gas Company for an underground gas line 32 feet easterly from the centerline of Ulyry Road - Plotted.
Deed Book 2182, Page 625 to The Ohio Fuel Gas Company for an underground gas line 35 feet easterly from the centerline of Ulyry Road - Plotted.
Deed Book 2182, Page 625 assigned to Columbia Gas of Ohio, Inc. by Deed Book 2548, Page 90.
The Franklin County Engineer's Road Record for Ulyry Road shows a 32 foot right-of-way as per Road Record 8, Pages 302 to 305 in the year 1858. The 20 foot easterly right-of-way shown is per surveys by Evans, Mechwart, Hambleton, and Tilton dated March 1962, May 1962, and February 1987.