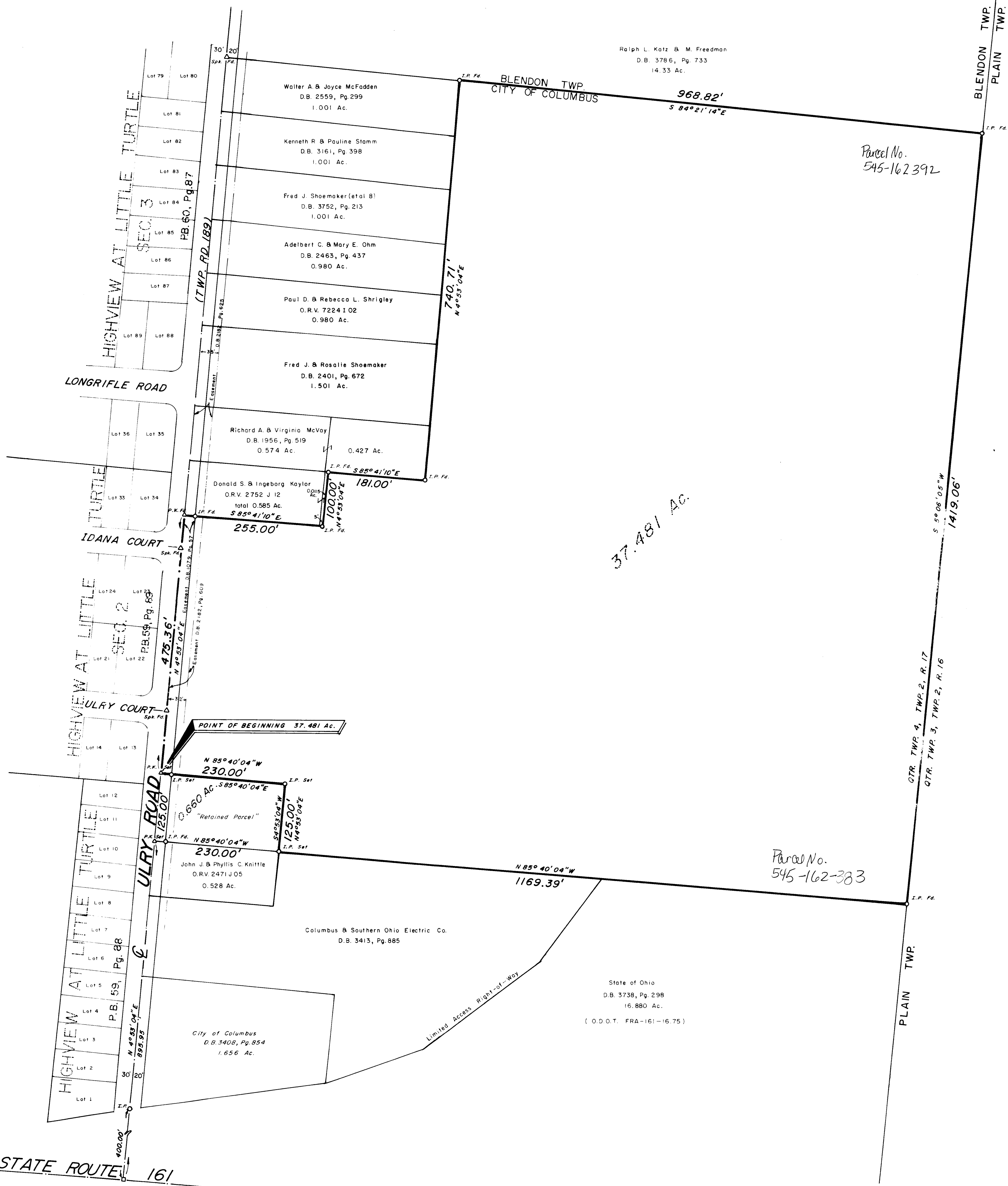


PLAT OF SURVEY OF A 37.481 ACRE TRACT SITUATED IN LOT 16, QTR. TWP. 4, TWP. 2, RANGE 17, UNITED STATES MILITARY LANDS, STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS FOR

**SCHWARTZ, KELM, WARREN, & RUBENSTEIN**



**Legal Description of the 37.481 Acre Tract:**

Situated in the State of Ohio, County of Franklin, City of Columbus, Lot 16, as delineated and described in Volume 4, Pages 287 through 295 of the Chancery Records of Franklin County, Ohio (Columbus Precinct Hall, et al. vs. Fritz Henry Hoar, et al. year 1840), Quarter Township 4, Township 2, Range 17, United States Military Lands and being part of that tract of land conveyed to the City National Bank and Trust Company of Columbus, N.A. Trustee by deed of record in Deed Book 3075, Page 523 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 found harrow tooth in the centerline of intersection of Ulry Road (Township Road #189) and State Route 161 (Dublin-Cranville Road):

Thence, with the centerline of said Ulry Road, North 04 degrees 53 minutes 04 seconds East, 1020.95 feet (passing an iron pin found at 400.0 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 proposed 0.660 Acre tract (Retained Parcel) and being the TRUE POINT OF BEGINNING of the following herein described tract:

Thence, continuing with the centerline of Ulry Road, North 04 degrees 53 minutes 04 seconds East, 475.36 feet to a P.K. nail found at the southwesterly corner of a total 0.585 Acre tract conveyed to Donald S. and Ingeborg Kaylor by Official Record Volume 2752 J 121

Thence, with southerly line of said total 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 total 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 McVay by Official Record Volume 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 a found iron pin:

Thence, with the easterly line 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 Volume 7224 I 02, 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 Fred J. Shoemaker, et al. by Deed Book 3752, Page 213, of a 1.001 Acre tract conveyed to Kenneth R. and Pauline Stamm by Deed Book 3161, Page 398, and of 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 an 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 an iron pin found on the Blendon Township-Plain Township line being also the line between Quarter Township 4, Township 2, Range 17 and Quarter Township 3, Township 2, Range 16 and also being in the westerly line of a 78.37 Acre tract conveyed to The New Albany Company by Official Record Volume 13772 J 15:

Thence, with said township line, South 05 degrees 06 minutes 05 seconds West, 1419.06 feet to an iron pin found at the northeasterly corner of a 16.880 Acre tract conveyed to the State of Ohio by Deed Book 3738, Page 298 (see Ohio Department of Transportation FRA-161-16.75):

Thence, with the northerly line of said 16.880 Acre tract 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, 1169.39 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 37.481 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 Ulry Road held as North 04 degrees 53 minutes 04 seconds East as per Plat Book 59, Pages 88 and 89 and Plat Book 60, Page 87.

**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 Ulry 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 Ulry 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 Ulry 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 Ulry 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 in per surveys by Evans, Mechwart, Hamilton, and Tilton dated March 1962, May 1962, and February 1987.

**Myers Surveying**  
 COMPANY  
 2740 East Main Street  
 Bexley, Ohio 43209  
 (614) 235-8677  
 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 Ulry Rd. held as N 4° 53' 04" E.



James L. Williams

