

The New Albany Company
O.R. 12773 G 01
30.0 Ac.

The New Albany Company
O.R. 12772 J 07
10.2 Ac.

John E. and Cinda S. Whitmer
O.R. 1370 E 01
8.45 Ac.

PLAT OF SURVEY OF A 13.492 ACRE TRACT
SITUATED IN QUARTER TOWNSHIP 3, TWP. 2, RANGE 16, UNITED STATES MILITARY LANDS
STATE OF OHIO, COUNTY OF FRANKLIN, VILLAGE OF NEW ALBANY
FOR
LAWYERS TITLE INSURANCE CORPORATION
and / or
THE NEW ALBANY COMPANY

Legal Description - 6.087 Acres

Situated in the State of Ohio, County of Franklin, Village of New Albany and located in Quarter Township 3, Township 2, Range 16, United States Military Lands and being part of that 13.492 Acre tract conveyed to Bettie Jane Long by deed of record in Deed Book 1691, Page 410, all references being to those 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 in the centerline of State Route 161 (E. Dunlin-Granville Road) at the southeasterly corner of a 1.728 Acre tract conveyed to The New Albany Company by Official Record 12772 J-07, and said spike being North 82 degrees 13 minutes 13 seconds East, 2257.87 feet from a P.K. nail found at the centerline intersection of State Route 161 and Harlem Road (North);

thence with the easterly line of said 1.728 Acre tract and the easterly line of a 10.2 Acre tract also conveyed to The New Albany Company by Official Record 12772 J-07, North 02 degrees 56 minutes 38 seconds East, 528.23 feet to an iron pin set;

thence across said 13.492 Acre tract, North 81 degrees 03 minutes 12 seconds East, 511.50 feet to an iron pin set in the westerly line of a 8.45 Acre tract conveyed to John E. and Cinda S. Whitmer by Official Record 1370 E-01;

thence with said westerly line and the westerly line of a 1 Acre tract conveyed to the State of Ohio by Deed Book 1723, Page 442, South 02 degrees 36 minutes 19 seconds West, 525.71 feet (passing an iron pin found at 495.14 feet) to a P.K. nail set in the centerline of State Route 161;

thence with said centerline and a curve to the right whose radius is 1909.86 feet and whose chord bearing is South 79 degrees 47 minutes 57 seconds West, a chord distance of 83.81 feet to a railroad spike found at a point of tangency;

thence with said centerline, South 81 degrees 03 minutes 12 seconds West, 431.28 feet to the place of beginning and **CONTAINING 6.087 ACRES.**

Legal Description - 7.417 Acres

Situated in the State of Ohio, County of Franklin, Village of New Albany and located in Quarter Township 3, Township 2, Range 16, United States Military Lands, and being part of that 13.492 Acre tract conveyed to Bettie Jane Long by deed of record in Deed Book 1691, Page 410, 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 in the centerline of State Route 161 (E. Dublin-Granville Road) at the southeasterly corner of a 1.728 Acre tract conveyed to The New Albany Company by Official Record 12772 J-07, and said spike being North 82 degrees 13 minutes 13 seconds East, 2257.87 feet from a P.K. nail found at the centerline intersection of State Route 161 and Harlem Road (North);

thence with the easterly line of said 1.728 Acre tract and the easterly line of a 10.2 Acre tract also conveyed to The New Albany Company by Official Record 12772 J-07, North 02 degrees 56 minutes 38 seconds East, 528.23 feet to an iron pin set at **THE POINT OF BEGINNING** of the following herein described tract;

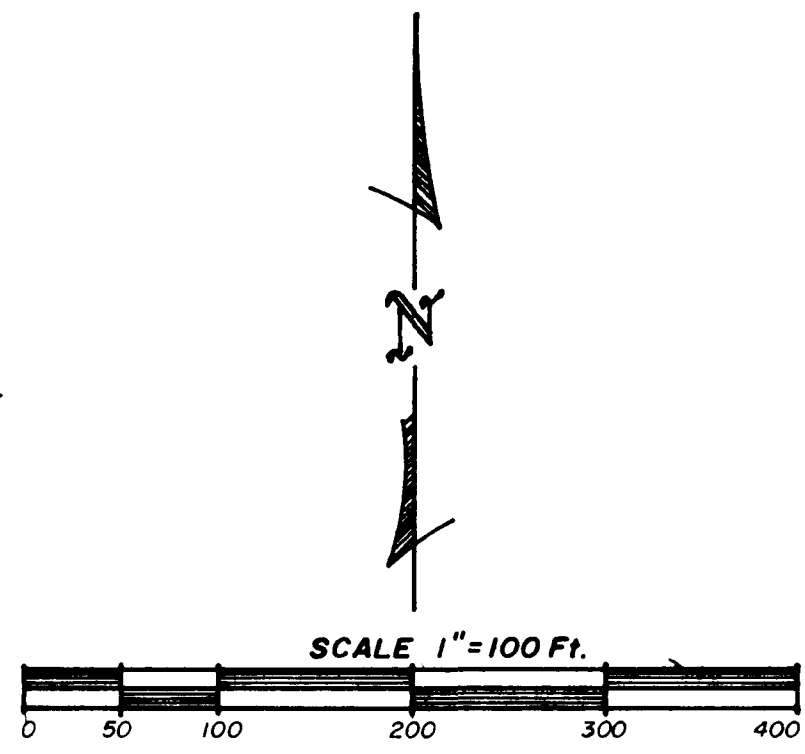
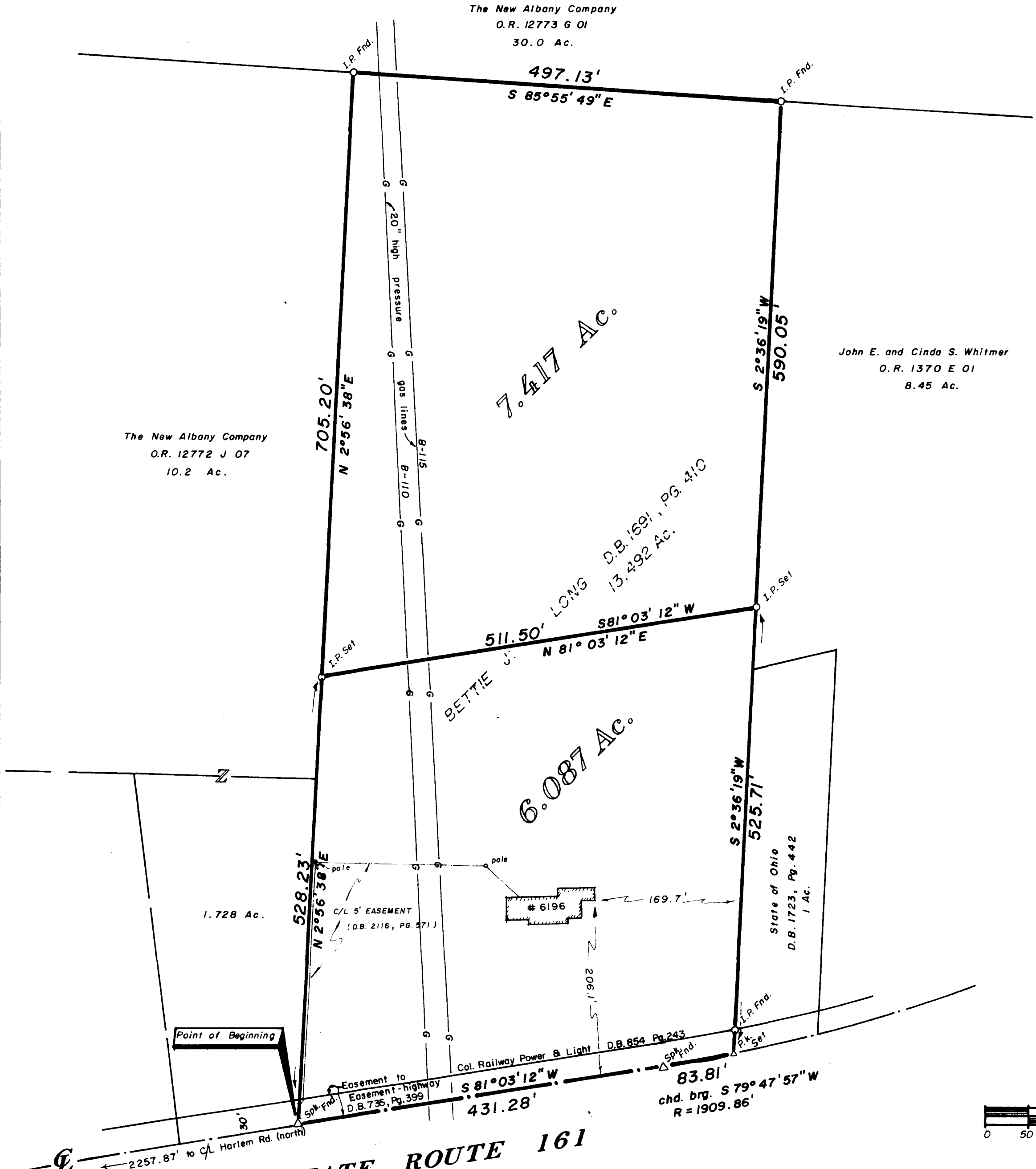
thence continuing with the easterly line of said 10.2 Acre tract, North 02 degrees 56 minutes 38 seconds East, 705.20 feet to an iron pin found in the southerly line of a 30.0 Acre tract conveyed to The New Albany Company by Official Record 12773 G-01;

thence with the southerly line of said 30.0 Acre tract, South 85 degrees 55 minutes 49 seconds East, 497.13 feet to an iron pin found at the northwesterly corner of an 8.45 Acre tract conveyed to John E. and Cinda S. Whitmer by Official Record 1370 E-01;

thence with the westerly line of said 8.45 Acre tract, South 02 degrees 36 minutes 19 seconds West, 590.05 feet to an iron pin set;

thence across said 13.492 Acre tract, South 81 degrees 03 minutes 12 seconds West, 511.50 feet to the place of beginning and **CONTAINING 7.417 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 from coordinates of monuments established by the Franklin County Engineer's Survey Dept. using Global Positioning Systems and is based on the Ohio State Plane Coordinate System, south zone, as per N.A.D. 83.



20 OCTOBER, 1993

STATE ROUTE 161

Lawyers Title Insurance Corporation
Title Commitment No. 78546-201 dated August 9, 1993
Schedule B - Section 2 - Exceptions

- Easement to Columbus and Southern Ohio Electric Company over part of a larger tract of which insured premises is a part, of record in Deed Book 2116, Page 571; Plotted.
- Easement to Columbus and Southern Ohio Electric Company over part of a larger tract of which insured premises is a part, of record in Deed Book 1127, Page 452; Does not affect subject tract.
- Easement for highway purposes as described in Deed Book 735, Page 399; Plotted.
- Easement to Columbus Railway Power and Light over part of a larger tract of which insured premises is a part, of record in Deed Book 854, Page 243; Plotted.
- Easement to Ohio Fuel Gas Company over an unspecified location affecting a tract of land of which insured premises is a part, of record in Deed Book 1495, Page 630; Blanket easement that cannot be plotted.



James L. Williams

We do hereby certify that the foregoing plat is a true return of an actual survey of the premises during Oct., 1993 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 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, south zone.

Myers Surveying
COMPANY

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