0-37-A

SURVEY OF 23.464 ACRES

STATE OF OHIO, FRANKLIN COUNTY, JEFFERSON TOWNSHIP, 1/4 TWP 2, TWP 1, RNG 16, U.S.M.L.

23.464 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jefferson, Quarter Township 2, Township 1, Range 16, United States Military Lands and being all out of an original 24.655 acre tract as conveyed to The New Albany Company of record in Official Record 12824A08 (all deed references refer to the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning for reference at Franklin County Monument Box No. 6616 found at the centerline intersection of Morse Road (Co. Rd. #17) with Hamilton Road (Co. Rd. #103);

thence South 86° 34' 28" East, with the centerline of said Morse Road, a distance of 443.15 feet to a railroad spike found at the northwesterly corner of said original 24.655 acre tract, the northeasterly corner of a 4.282 acre tract as conveyed to Cynthia S. Carsiotis of record in Official Record 25676D02;

thence South 16° 38' 05" East with the easterly line of said 4.282 acre tract, a distance of 53.23 feet to an iron pin set in the southerly right-of-way line of said Morse Road, said pin being the true point of beginning for this description;

thence South 86° 34' 28" East, with said southerly right-of-way line, a distance of 1024.94 feet to an iron pin set at the northwesterly corner of a 1.075 acre tract as conveyed to Abram E. and Mary E. Deeds of record in Deed Book 3711, Page 243;

thence South 3°43' 16" West, partly with the westerly line of said 1.075 acre tract and partly with the westerly line of a 12.127 acre tract as conveyed to Abram E. and Mary E. Deeds of record in Official Record 558C07, a distance of 1308.81 feet to an iron pin found at the southwesterly corner of said 12.127 acre tract in the northerly line of a 5.5875 acre tract as conveyed to Mohammed and Nayyar Shareef of record in Official Record 16118G13;

thence North 85° 39' 42" West, partly with the northerly line of said 5.5875 acre tract, partly with the northerly line of a 1.0 acre tract and 2.50 acre tract as conveyed to Michael Sennet of record in Deed Book 3732, Page 755 and partly with the northerly line of a 13.11 acre tract as conveyed to Robert S. and Kreszenz C. Woodward of record in Deed Book 1875, Page 188, a distance of 544.69 feet to an iron pin found at the southeasterly corner of an original 5.772 acre tract as conveyed to The New Albany Company of record in Official Record 12824A08;

thence North 16° 26' 24" West, with the easterly line of said 5.772 acre tract, a distance of 326.13 feet to an iron pin found at the northeasterly corner of said 5.772 acre tract, the southeasterly corner of a 0.947 acre tract as conveyed to Cynthia S. Carsiotis of record in Official Record 25676D02;

thence North 16° 38' 05" West, with the easterly line of said 0.947 and said 4.282 acre Carsiotis tracts, a distance of 1057.56 feet to the true point of beginning and containing 23.464 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Bearings are based on the Ohio State Plane Coordinate System as per NAD 83. Control for bearings was from Coordinates of Monuments #6616 and #8817 established by the Franklin County Engineering Department, using Global Positioning System Procedures and equipment.

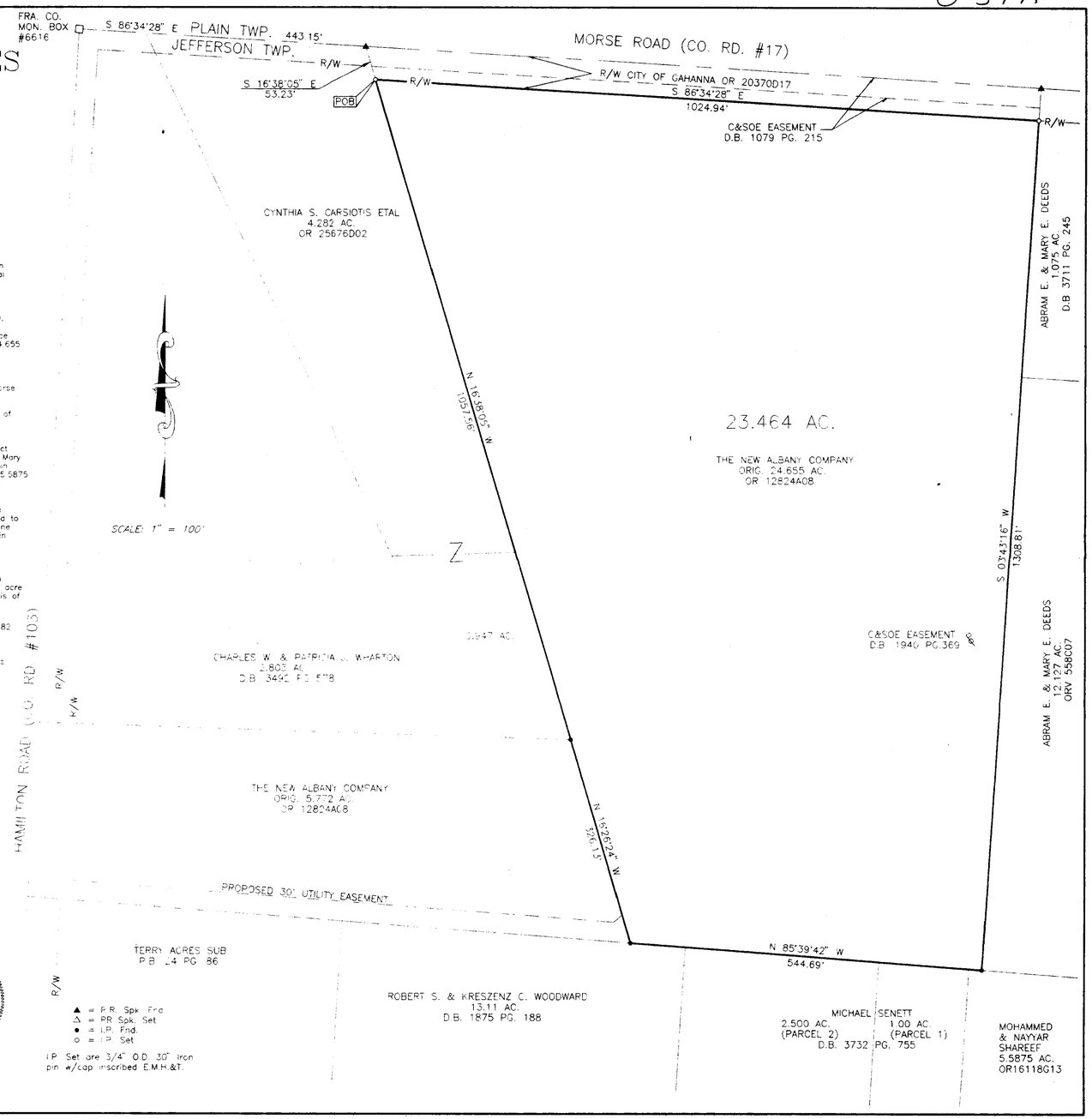
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992.

JEFFREY A. MILLER P.S.#7211

1-4-95
DATE

NOTE: THE EASEMENTS SHOWN HEREON ARE FROM TITLE COMMITMENT #81885-201

STATE OF OHIO
JEFFREY A. MILLER
7211
REGISTERED PROFESSIONAL SURVEYOR

Surveyed Prepared By

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