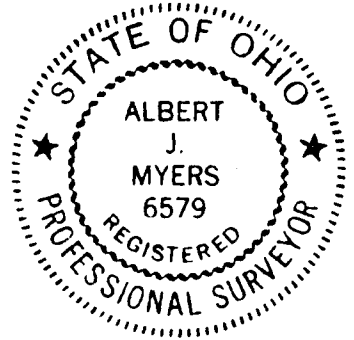


LEGAL DESCRIPTION

I hereby certify that the foregoing plat was prepared from an actual survey of the premises in February 1988, and is correct to the best of my knowledge. Basis of bearings is the centerline of Morse Road as referenced in Plat Book 32, Page 20, Recorder's Office, Franklin County, Ohio. Iron pins set are 30" X 1" O.D. with orange plastic caps inscribed "P.S. 6579."

By: Albert J. Myers
PROFESSIONAL SURVEYOR #6579



EASEMENTS

- Deed Book 2180, Page 590 to Myrtle Doersam for release of easement from Ohio Power Company. Cannot be plotted.
- Deed Book 1127, Page 618 to Columbus and Southern Ohio Electric Company for constructing and maintaining a pole line for electric transmission within the limits of the right of way of Morse Road. Plotted.
- Deed Book 2303, Page 383 to Columbus and Southern Ohio Electric Company for constructing and maintaining a pole line for electric transmission within the limits of 5 and 10 foot strips of land, the location of which are shown on Plat Book 32, Page 20, Recorder's Office, Franklin County, Ohio. Plotted.

Survey of a 78.041 Acre tract, part of the 80.169 Acre tract conveyed to Efficiency Apartments, Inc. (Deed Book 2180, Page 591), and part of Lot 17 in Quarter Township 4, Township 2, Range 16, U.S. Military Lands, Plain Township, Franklin County, Ohio.

for

**SCHWARTZ,
KELM,
WARREN
& RUBENSTEIN**

Situated in the State of Ohio, County of Franklin, Township of Plain, being part of Lot 17 in Quarter Township 4, Township 2, Range 16, United States Military Lands, and being part of the 80.169 Acre tract conveyed to Efficiency Apartments, Incorporated, as shown of record in Deed Book 2180, Page 591, Recorder's Office, Franklin County, Ohio, and all of Lots 1 through 14, Inclusive and Reserve "A" of Highland Acres as same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 32, Page 20, said plat vacated by Miscellaneous Record Volume 144, Page 356, Recorder's Office, Franklin County, Ohio, all other references being of record in said Recorder's Office, unless otherwise noted, and being more particularly described as follows:

Commencing at a railroad spike found in the centerline of Avis Road, (County Road #196), at the northwest corner of said Highland Acres and the southwest corner of a 1.002 Acre tract conveyed to John L. Lawson (Deed Book 3648, Page 829);

Thence, along part of the southerly line of said 1.002 Acre tract, North 89 degrees 56 minutes 48 seconds East, 30.00 feet to an iron pipe found at the northwest corner of said Lot 1, and the TRUE POINT OF BEGINNING of this description;

Thence, continuing along part of the southerly line of said 1.002 Acre tract, and part of the southerly line of the 21.478 Acre tract conveyed to Charles R. and Ann M. Porter (Official Record Volume 46 G-19), North 89 degrees 56 minutes 48 seconds East, 2,112.04 feet to an iron pipe found at the northwest corner of the 10 Acre tract conveyed to Terry M. Rankin (Official Record Volume 10630 A-17);

Thence, along the westerly line of said 10 Acre tract, South 0 degrees 00 minutes 30 seconds East, 1,726.18 feet to a P.K. nail set in the centerline of Morse Road (County Road #17), (passing an iron pipe found at 1,696.18 feet);

Thence, along said centerline of Morse Road, (also being the line between Jefferson Township and Plain Township), North 89 degrees 59 minutes 30 seconds West, 901.61 feet to P.K. nail found at the southeast corner of the 5 Acre tract conveyed to Hugh A. and Beulah E. Burkhamer, (Deed Book 2604, Page 295);

Thence, along the easterly line of said 5 Acre tract, North 0 degrees 00 minutes 30 seconds East, 726.00 feet to a solid iron pin found at the northeast corner of said 5 Acre tract, (passing a solid iron pin found at 30.00 feet);

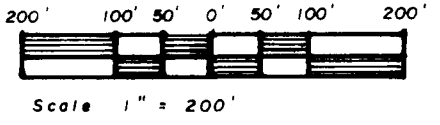
Thence, along the northerly line of said 5 Acre tract, North 89 degrees 59 minutes 30 seconds West, 300.00 feet to a solid iron pin found at the northwest corner of said 5 Acre tract;

Thence, along the westerly line of said 5 Acre tract, South 0 degrees 00 minutes 30 seconds West, 686.00 feet to a solid iron pin found in the northerly right of way of said Morse Road as dedicated in Plat Book 32, Page 20;

Thence, along said northerly right of way of Morse Road, North 89 degrees 59 minutes 30 seconds West, 902.93 feet to an iron pipe set at a point of curvature;

Thence, along a curve to the right having a radius of 20.00 feet, a chord bearing and distance of North 44 degrees 15 minutes 12 seconds West, 28.38 feet to an iron pipe set at a point of tangency, said pipe being in the easterly right of way of said Avis Road, as dedicated in said Plat Book 32, Page 20;

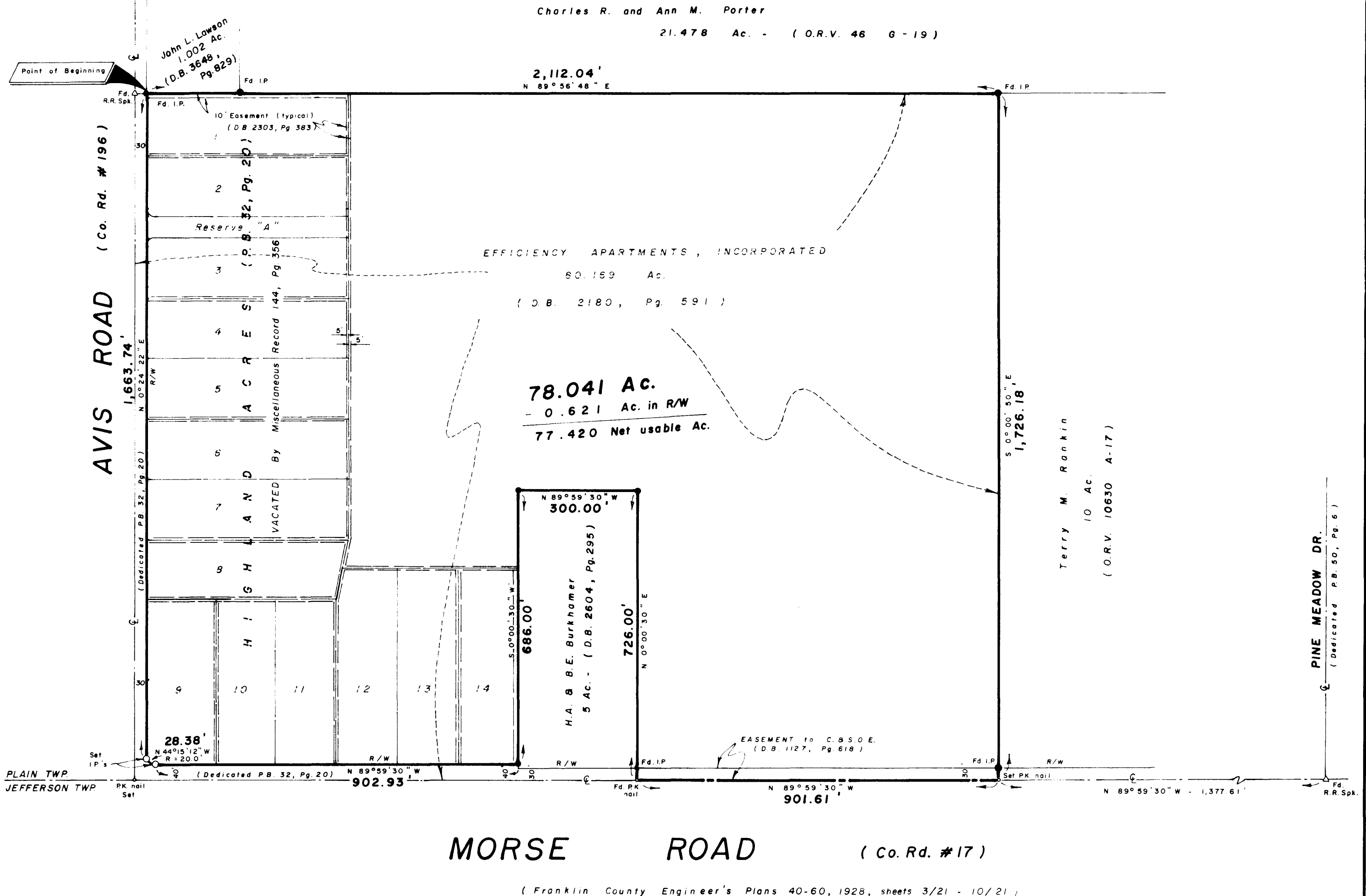
Thence, along said easterly right of way of Avis Road, North 0 degrees 24 minutes 22 seconds East, 1,663.74 feet to the point of beginning CONTAINING 78.041 ACRES, subject, however, to all legal highways, easements, leases and restrictions of record and of records in the respective utility offices. Basis of bearings is the centerline of Morse Road as referenced in Plat Book 32, Page 20. Iron pins set are 30" X 1" O.D. with orange plastic caps inscribed "P.S. 6579."



26 February, 1988
Revised 11 March, 1988; (Acreage)
Revised 9 June, 1988; (Easement note)

NOTES

All Easements referenced are as shown on Cardinal Title Agency, Inc. policy #131900 dated 2-2-88.



MORSE ROAD (Co. Rd. #17)

(Franklin County Engineer's Plans 40-60, 1928, sheets 3/21 - 10/21)