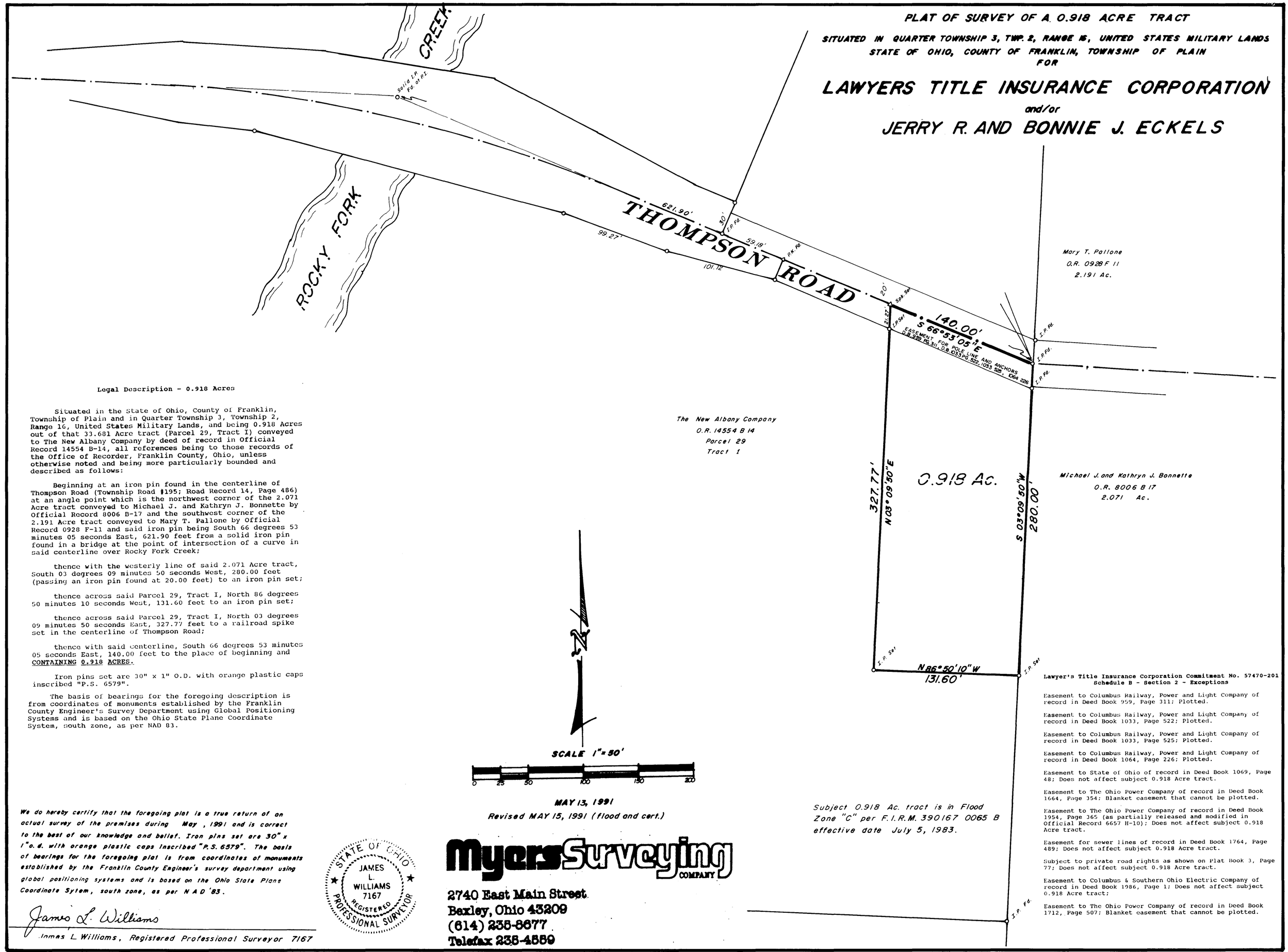
PLAT OF SURVEY OF A 0.918 ACRE TRACT

SITUATED IN QUARTER TOWNSHIP 3, TWP. 2, RANGE 16, UNITED STATES MILITARY LANDS
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PLAIN
FOR

LAWYERS TITLE INSURANCE CORPORATION

and/or

JERRY R. AND BONNIE J. ECKELS



Legal Description - 0.918 Acres

Situated in the State of Ohio, County of Franklin, Township of Plain and in Quarter Township 3, Township 2, Range 16, United States Military Lands, and being 0.918 Acres out of that 33.681 Acre tract (Parcel 29, Tract I) conveyed to The New Albany Company by deed of record in Official Record 14554 B-14, 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:

Beginning at an iron pin found in the centerline of Thompson Road (Township Road #195; Road Record 14, Page 486) at an angle point which is the northwest corner of the 2.071 Acre tract conveyed to Michael J. and Kathryn J. Bonnette by Official Record 8006 B-17 and the southwest corner of the 2.191 Acre tract conveyed to Mary T. Pallone by Official Record 0928 F-11 and said iron pin being South 66 degrees 53 minutes 05 seconds East, 621.90 feet from a solid iron pin found in a bridge at the point of intersection of a curve in said centerline over Rocky Fork Creek;

thence with the westerly line of said 2.071 Acre tract, South 03 degrees 09 minutes 50 seconds West, 280.00 feet (passing an iron pin found at 20.00 feet) to an iron pin set;

thence across said Parcel 29, Tract I, North 86 degrees 50 minutes 10 seconds West, 131.60 feet to an iron pin set;

thence across said Parcel 29, Tract I, North 03 degrees 09 minutes 50 seconds East, 327.77 feet to a railroad spike set in the centerline of Thompson Road;

thence with said centerline, South 66 degrees 53 minutes 05 seconds East, 140.00 feet to the place of beginning and CONTAINING 0.918 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 Department using Global Positioning Systems and is based on the Ohio State Plane Coordinate System, south zone, as per NAD 83.

MAY 13, 1991
Revised MAY 15, 1991 (flood and cert.)

We do hereby certify that the foregoing plat is a true return of an actual survey of the premises during May , 1991 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 Engineer's survey department using global positioning systems and is based on the Ohio State Plane Coordinate Sytem, south zone, as per N A D '83.

James L. Williams

James L. Williams, Registered Professional Surveyor 7167

STATE OF OHIO
JAMES L. WILLIAMS
7167
REGISTERED
PROFESSIONAL SURVEYOR

Myers Surveying COMPANY
2740 East Main Street
Bexley, Ohio 43209
(614) 235-8677
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Subject 0.918 Ac. tract is in Flood Zone "C" per F.I.R.M. 390167 0065 B effective date July 5, 1983.

Lawyer's Title Insurance Corporation Commitment No. 57470-201
Schedule B - Section 2 - Exceptions

Easement to Columbus Railway, Power and Light Company of record in Deed Book 959, Page 311; Plotted.

Easement to Columbus Railway, Power and Light Company of record in Deed Book 1033, Page 522; Plotted.

Easement to Columbus Railway, Power and Light Company of record in Deed Book 1033, Page 525; Plotted.

Easement to Columbus Railway, Power and Light Company of record in Deed Book 1064, Page 226; Plotted.

Easement to State of Ohio of record in Deed Book 1069, Page 48; Does not affect subject 0.918 Acre tract.

Easement to The Ohio Power Company of record in Deed Book 1664, Page 354; Blanket easement that cannot be plotted.

Easement to The Ohio Power Company of record in Deed Book 1954, Page 365 (as partially released and modified in Official Record 6657 H-10); Does not affect subject 0.918 Acre tract.

Easement for sewer lines of record in Deed Book 1764, Page 489; Does not affect subject 0.918 Acre tract.

Subject to private road rights as shown on Plat Book 3, Page 77; Does not affect subject 0.918 Acre tract.

Easement to Columbus & Southern Ohio Electric Company of record in Deed Book 1986, Page 1; Does not affect subject 0.918 Acre tract;

Easement to The Ohio Power Company of record in Deed Book 1712, Page 507; Blanket easement that cannot be plotted.

29-04-24-91 ECKELS 9324-C-109