N-52

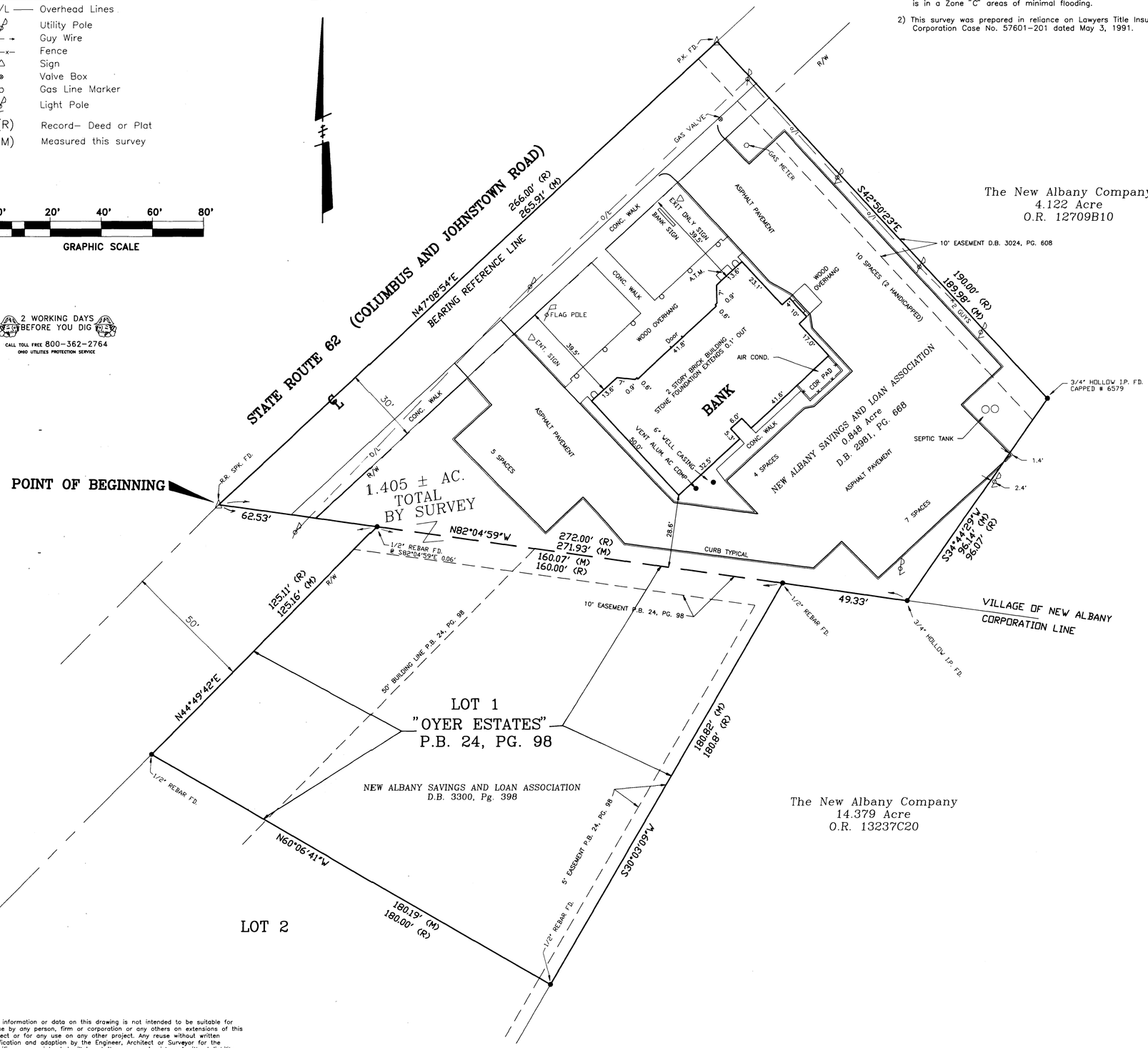
LEGEND

- —— O/L —— Overhead Lines
- Utility Pole
- – – → Guy Wire
- –x–x– Fence
- △ Sign
- ⊗ Valve Box
- ○ Gas Line Marker
- Light Pole
- (R) Record– Deed or Plat
- (M) Measured this survey

0' 20' 40' 60' 80'

GRAPHIC SCALE

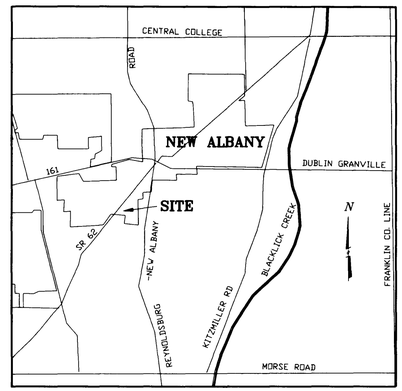
2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE



NOTES

1) The Village of New Albany does not participate in the F.E.M.A. Flood Insurance Program. According to Community Panel #390167 0070B (unincorporated areas) dated July 5, 1983 Lot 1 shown hereon is in a Zone "C" areas of minimal flooding.

2) This survey was prepared in reliance on Lawyers Title Insurance Corporation Case No. 57601-201 dated May 3, 1991.



VICINITY MAP
NO SCALE

PROPERTY DESCRIPTION
MAY 14, 1991

Situated in the State of Ohio, County of Franklin, Township of Plain and Village of New Albany, being in Section 4, Township 2, Range 16, United States Military Lands and being all of that 0.848 acre tract of land conveyed to NEW ALBANY SAVINGS AND LOAN ASSOCIATION in Deed Book 2981, Page 668 and all of Lot No. 1 of "OYER ESTATES" as same is designated and delineated upon the recorded plat thereof, of record in Plat Book 24, Page 98 (all references to deeds or plats in this description are to the records in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, at a railroad spike found in the centerline of State Route No. 62 (Columbus and Johnstown Road), at the southwesterly corner of said 0.848 acre tract and the northwesterly corner of said "OYER ESTATES";

Thence North 47° 08' 54" East 265.91 feet, along the centerline of said State Route No. 62, to a P.K. nail found;

Thence South 42° 50' 23" East 189.98 feet, along the northerly line of said 0.848 acre tract, a southerly line of a 4.122 acre tract conveyed to The New Albany Company in Official Record 12709B10, to a 3/4" hollow iron pin found capped #6579;

Thence South 34° 44' 29" West 96.14 feet, along the easterly line of said 0.848 acre tract, a westerly line of said 4.122 acre tract, to a 3/4" hollow iron pin found on a northerly line of that 14.379 acre tract conveyed to The New Albany Company in Official Record 13237C20;

Thence North 82° 04' 59" West 49.33 feet, along the southerly line of said 0.848 acre tract, a northerly line of said 14.379 acre tract to a 1/2" rebar found at the northeasterly corner of said "OYER ESTATES";

Thence South 30° 03' 09" West 180.82 feet, along the easterly line of Lot 1 of said "OYER ESTATES", a westerly line of said 14.379 acre tract, to a 1/2" rebar found;

Thence North 60° 06' 41" West 180.19 feet, along the common line between said Lot 1 and Lot 2 of "OYER ESTATES", to a 1/2" rebar found;

Thence North 44° 49' 42" East 125.16 feet, along the westerly line of said Lot 1, and the easterly right-of-way of said State Route 62, to the northwesterly corner of said Lot 1 (witness a 1/2" rebar found at South 82° 04' 59" East 0.06 feet);

Thence North 82° 04' 59" West 62.53 feet, along the northerly line of said "OYER ESTATES" and the southerly line of said 0.848 acre tract, to the Point of Beginning, containing 1.405 acres of land, more or less, subject to any easements, restrictions or right-of-ways of record.

NOTE: Bearings are used for the determination of angles only, for the purpose of this description a bearing of North 47° 08' 54" East was assumed on the centerline of State Route 62 along the westerly line of the 0.848 acre tract as called for in the adjoiner's deed in Official Record 12709B10 and all other bearings were calculated from this meridian.

WE HEREBY CERTIFY TO FIFTH-THIRD BANK , LAWYERS TITLE INSURANCE CORPORATION AND TRANSOHIO TITLE AGENCY, INC. THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PROPERTY DURING MAY 1991; THAT IT IS CORRECT TO THE BEST OF OUR KNOWLEDGE.

SITE ENGINEERING, INC.

By Mark A. Hazel 5-16-91
Mark A. Hazel
Professional Surveyor #7039

STATE OF OHIO · MARK A. HAZEL 7039 · REGISTERED PROFESSIONAL SURVEYOR

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6515 E. LIVINGSTON AVENUE
SUITE 11
REYNOLDSBURG, OHIO 43068
PHONE (614) 759-9500
FAX (614) 759-9902

FIFTH-THIRD BANK

STATE ROUTE 62 - NEW ALBANY OHIO

PLAT OF SURVEY

REVD:	REVD:

DATE: MAY 91	
SCALE: 1"=20'	
DRAWN: S.E.I.	
CHECKED: M.A.H.	
FILE: 2145	SHEET: 1/1