

PLAT OF SURVEY OF A 0.923 ACRE TRACT

SITUATED IN LOT 21, QTR. TWP. 4, TWP. 2, RANGE 16, UNITED STATES MILITARY LANDS
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PLAIN
FOR

LAWYERS TITLE INSURANCE CORPORATION
and/or
THE NEW ALBANY COMPANY

New Albany 42 Ltd.
O.R.V. 9463 G 09
40.164 Ac.

Villa Development Corporation
O.R.V. 11690J02
18.338 Ac.

November 10, 1989

Legal Description - 0.923 Acres

Situated in the State of Ohio, County of Franklin, Township of Plain, Lot 21, Quarter Township 4, Township 2, Range 16, United States Military Lands and being that tract conveyed to David N. and Linda Ramey by deed of record in Deed Book 3641, Page 168, 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 Franklin County Engineer's survey monument box found at point of tangent station 123 + 19 of The Franklin County Engineer's centerline survey of Kitzmiller Road (County Road #110):

Thence, with the centerline of Kitzmiller Road, North 05 degrees 22 minutes 39 seconds East, 191.10 feet to a P.K. Nail set at a northeasterly corner of a 40.164 Acre tract conveyed to New Albany 42, Ltd. by Official Record Volume 9463 G-09 and said P.K. Nail being **THE TRUE POINT OF BEGINNING** of the following herein described tract:

Thence, with a northerly line of said 40.164 Acre tract, North 84 degrees 37 minutes 21 seconds West, 238.98 feet (passing an iron pin found at 11.06 feet) to an iron pin;

Thence, with an easterly line of said 40.164 Acre tract, North 05 degrees 22 minutes 40 seconds East, 171.16 feet to an iron pin found in the southerly line of a 18.338 Acre tract conveyed to Villa Development Corporation by Official Record Volume 11690 J-02;

Thence, with the southerly line of said 18.338 Acre tract, South 83 degrees 13 minutes 26 seconds East, 239.05 feet (passing an iron pin at 209.04 feet) to a P.K. Nail set in the centerline of Kitzmiller Road;

Thence, with said centerline, South 05 degrees 22 minutes 39 seconds West, 165.32 feet to the place of beginning **CONTAINING 0.923 ACRES.**

Lawyers Title Insurance Corporation Commitment No. 50757-201
Schedule B - Section 2 - Exceptions

Conditions, restrictions, reservations and easements, of record in Deed Book 3641, Page 168:
50 foot building line from centerline, plotted
50 foot building line from rear, plotted
15 foot side building line, plotted
10 foot side utility easements, plotted.
However, perpetual non-exclusive easement and right-of-way over a triangular portion of subject tract not plotted - no description of triangular parcel can be found.

Pipeline right-of-way to The Ohio Fuel Supply Company of record in Miscellaneous Volume 4, Page 170, assigned to Columbia Gas of Ohio, Inc., of record in Deed Book 2548, Page 90, blanket easement - cannot be plotted.

Pipeline and telegraph line right-of-way to The Northwestern Ohio Natural Gas Company of record in Deed Book 123, Page 144, assigned to Columbia Gas of Ohio, Inc., of record in Deed Book 2548, Page 90, blanket easement - cannot be plotted.

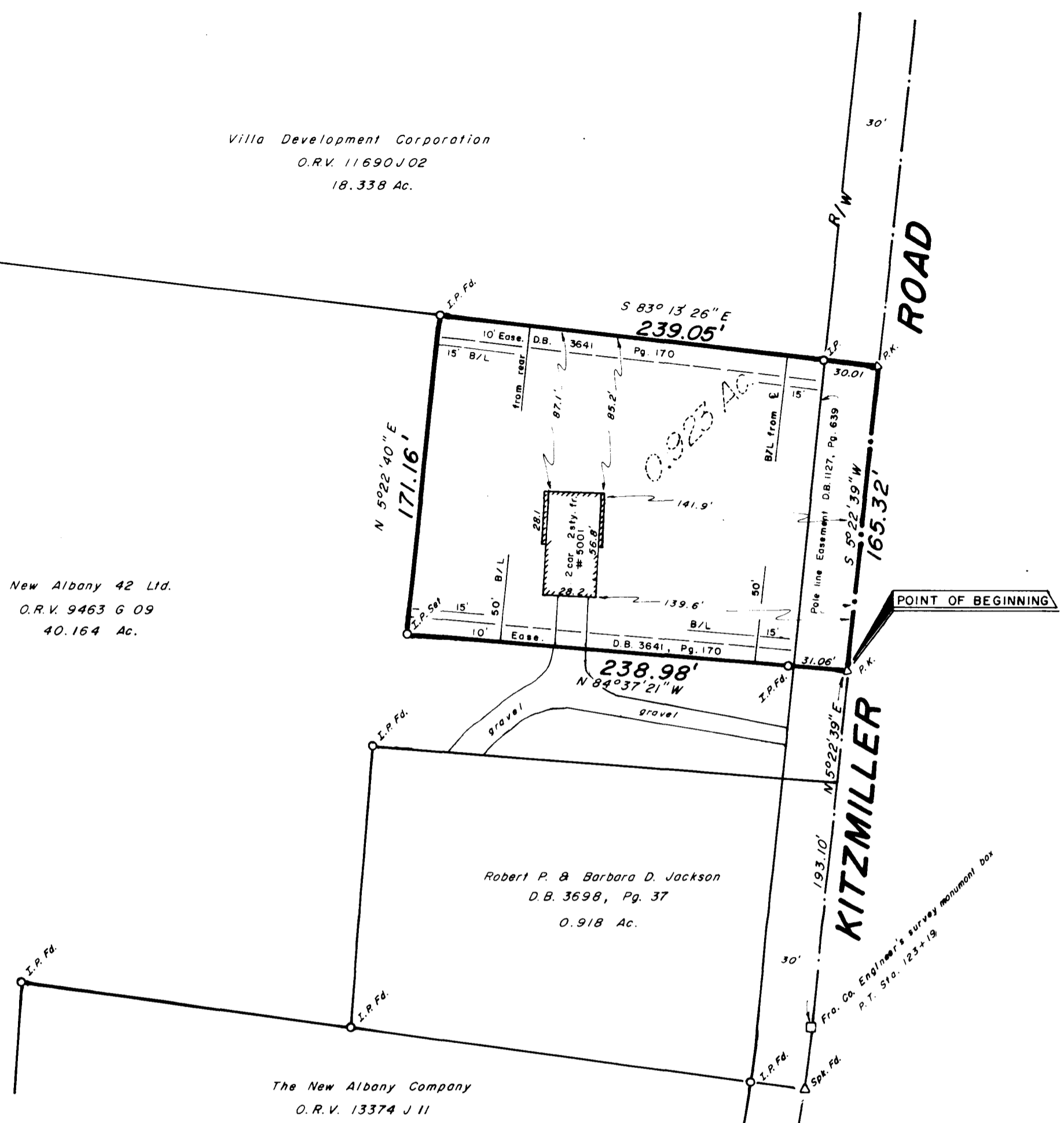
Pipeline right-of-way to Sinclair Refining Company of record in Deed Book 1064, Page 299, assigned to Ohio-River Pipeline Company of record in A & R Volume 190, Page 451, blanket easement - cannot be plotted.

Pipeline easement to Columbus and Southern Ohio Electric Company, of record in Deed Book 1127, Page 129, plotted.

We do hereby certify that the foregoing plat is a true return of an actual survey of the premises during Nov, 1989 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.

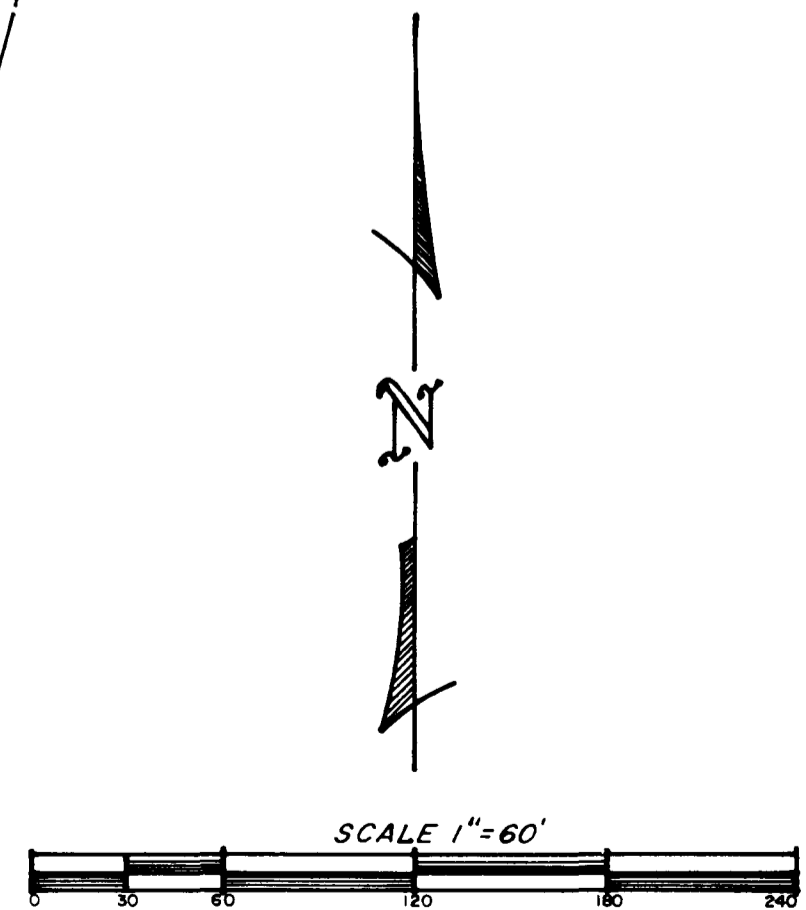


James L. Williams
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Nov. 10, 1989