

DESCRIPTION OF 0.942 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Lot Number Five (5), Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands, and being a portion of an original 220.064 acre tract of land conveyed to Andre M. Buckles by deed of record in Deed Book 3700, Page 120, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning for reference at a 3/4-inch I.D. iron pipe set at the intersection of the curved northeast line of Morrison Road (variable width) with the northwest line of Techcenter Drive (60 feet wide), as shown upon the plat of "Techcenter Drive and Easements Dedication Plat", of record in Plat Book 87, Page 58, Recorder's Office, Franklin County, Ohio, said iron pipe being 50.00 feet northeasterly, by radial measurement from the centerline of Morrison Road,

thence northwesterly along a portion of the curved northeast line of Morrison Road and with a curve to the left, data of which is radius = 3,524.04 feet and sub-delta = 12° 21' 45", a sub-chord distance of 758.90 feet bearing N 37° 38' 17" W to a 3/4-inch I.D. iron pipe set at the southwest corner of a 1,400 acre tract of land conveyed out of said original 220.064 acre tract to Morrison Taylor, Ltd. by deed of record in Official Record 28006, Page 17, Recorder's Office, Franklin County, Ohio, and at the true place of beginning of the tract herein intended to be described.

thence continuing northwesterly along a portion of the curved northeast line of Morrison Road and with a curve to the left, data of which is radius = 3,524.04 feet and sub-delta = 4° 50' 44", a sub-chord distance of 297.94 feet bearing N 46° 14' 32" W to a 3/4-inch I.D. iron pipe set at an angle point in the northeast line of Morrison Road,

thence N 35° 31' 07" W along the northeast line of Morrison Road a distance of 83.80 feet to a 3/4-inch I.D. iron pipe set at an angle point in the northeast line of Morrison Road,

thence N 27° 45' 50" E a distance of 18.21 feet to a 3/4-inch I.D. iron pipe set

thence N 89° 24' 49" E a distance of 146.91 feet to a 3/4-inch I.D. iron pipe set at a point of curvature.

thence southeasterly with a curve to the right, data of which is radius = 75.00 feet and delta = 43° 47' 50", a chord distance of 55.94 feet bearing S 68° 41' 16" E to a 3/4-inch I.D. iron pipe set at the point of tangency.

thence S 46° 47' 21" E a distance of 98.01 feet to a 3/4-inch I.D. iron pipe set at the northwest corner of said 1,400 acre tract.

thence S 4° 12' 39" W along the west line of said 1,400 acre tract a distance of 205.00 feet to the true place of beginning.

containing 0.942 acre of land more or less, and being subject to all easements and restrictions of record.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT NO. BT-10110
EFFECTIVE DATE JANUARY 8, 1998 AT 7:00 AM

to Commonwealth Land Title Insurance Company,
Benchmark Title Agency, Inc.,
Heartland Bank,
David J. Downey,

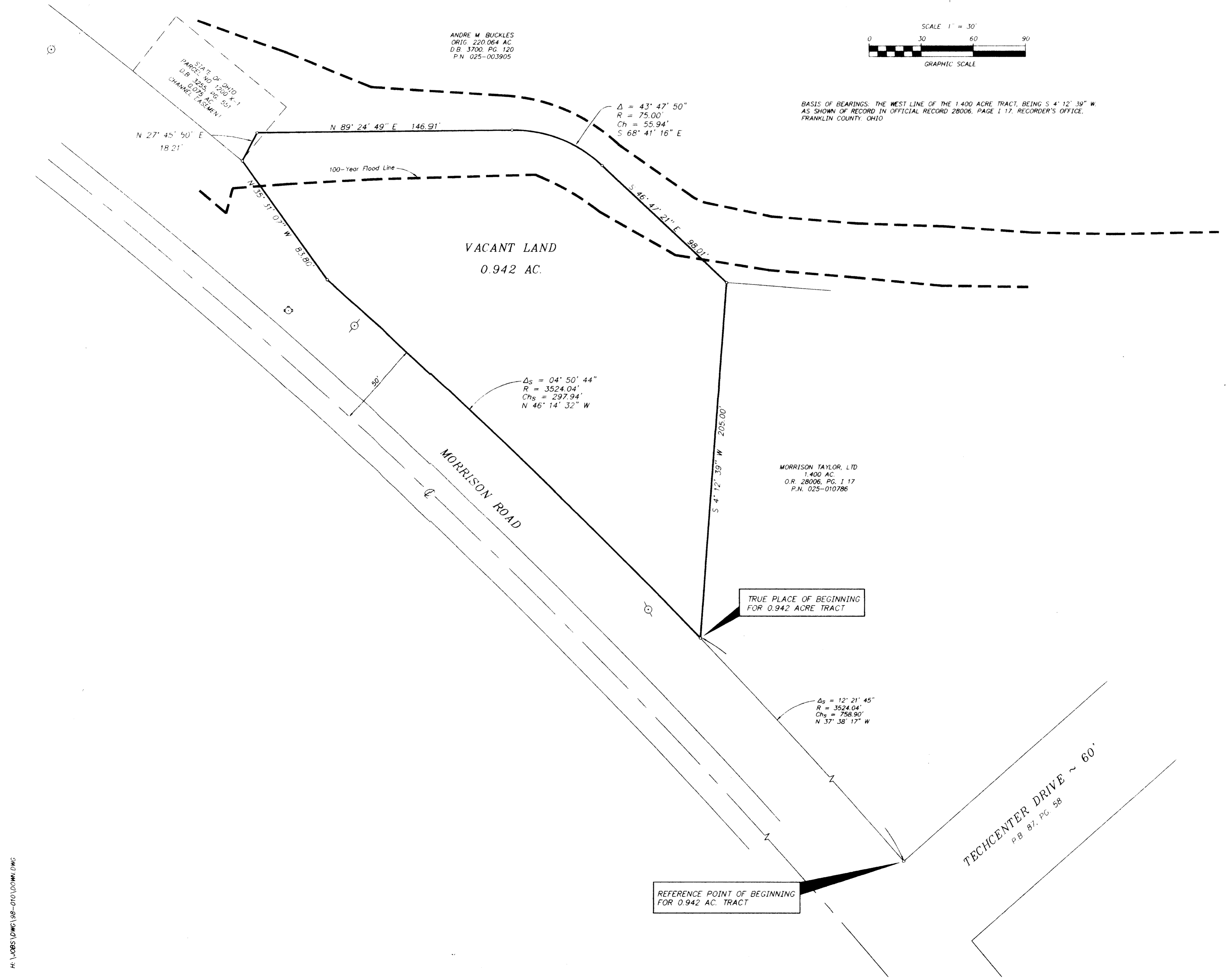
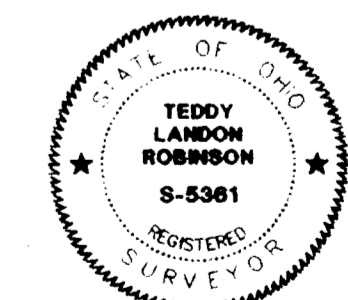
This is to certify that the map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1997, and includes Items 1.3.4.11 and 1.3 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" survey.

Property is in Zone X (areas determined to be outside the 500-year floodplain) on Flood Insurance Rate Map, Panel 188 of 387, Franklin County, Ohio and incorporated areas, Map No. 39049C0188-G (Effective Date: August 2, 1995) except as shown.

In my opinion all easements, except the one shown hereon, do not apply to subject property.

As used in this certification, to certify means to state a professional opinion of the conditions regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guaranty, either expressed or implied.

Ted L. Robinson
Ted L. Robinson
Ohio Surveyor #5361



ANDRE M. BUCKLES
0.916: 220.064 AC
D.B. 3700, PG. 120
P.N. 025-003905

BASIS OF BEARINGS: THE WEST LINE OF THE 1,400 ACRE TRACT, BEING S 4° 12' 39" W AS SHOWN OF RECORD IN OFFICIAL RECORD 28006, PAGE 17, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO

MORRISON TAYLOR, LTD
1,400 AC
O.R. 28006, PG. 17
P.N. 025-010786

TRUE PLACE OF BEGINNING FOR 0.942 ACRE TRACT

REFERENCE POINT OF BEGINNING FOR 0.942 AC. TRACT

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C F BIRD & R J BULL, INC ENGINEERS / SURVEYORS		2875 W. DUBLIN-ORANVILLE RD. COLUMBUS, OHIO
LVJ, LTD		
MORTGAGE LOAN SURVEY NORTHWEST OF TECHCENTER DR. ON MORRISON RD. GAHANNA, OHIO		
0.942 AC. IN LOT 5, QTR. TWP. 3, T. 1 N., R. 16 W., U.S.M.L.		
SCALE: 1" = 30'	JOB NO. 7	1
DWN: TLR CKD: RJB	APR 14, 1998	98-010