

PLAT OF SURVEY OF A 20.224 ACRE TRACT, A 8.344 ACRE TRACT, AND A 8.246 ACRE TRACT SITUATED IN QTR. TWP. 3 TWP. 2, RANGE 16, UNITED STATES MILITARY LANDS, PLAIN TOWNSHIP, FRANKLIN COUNTY, OHIO AND BEING THOSE THREE PARCELS CONVEYED TO DENNIS J. RIGA BY DEED OF RECORD IN OFFICIAL RECORD VOLUME 11878 C 09 FOR

**SCHWARTZ, KELM,
WARREN AND RUBENSTEIN**

COURSES ALONG LAKE

- (1) 148.13 feet, North 82 degrees 55 minutes 47 seconds West
- (2) 23.02 feet, North 31 degrees 15 minutes 59 seconds West
- (3) 26.05 feet, North 21 degrees 40 minutes 41 seconds East
- (4) 29.86 feet, North 45 degrees 19 minutes 40 seconds West
- (5) 81.79 feet, North 63 degrees 47 minutes 56 seconds West
- (6) 55.47 feet, North 44 degrees 54 minutes 39 seconds West
- (7) 56.50 feet, North 83 degrees 18 minutes 43 seconds West
- (8) 25.04 feet, North 43 degrees 43 minutes 44 seconds West
- (9) 65.07 feet, North 06 degrees 12 minutes 19 seconds West
- (10) 50.28 feet, South 69 degrees 55 minutes 17 seconds West
- (11) 63.97 feet, North 03 degrees 11 minutes 01 seconds West
- (12) 46.17 feet, North 47 degrees 10 minutes 50 seconds West
- (13) 23.60 feet, North 26 degrees 06 minutes 30 seconds East
- (14) 78.89 feet, North 45 degrees 05 minutes 51 seconds West
- (15) 30.68 feet, South 86 degrees 12 minutes 10 seconds West
- (16) 67.50 feet, South 47 degrees 10 minutes 31 seconds West
- (17) 71.29 feet, South 77 degrees 07 minutes 08 seconds West
- (18) 43.90 feet, North 49 degrees 24 minutes 06 seconds East
- (19) 113.73 feet, North 04 degrees 05 minutes 02 seconds East
- (20) 100.00 feet, South 81 degrees 13 minutes 40 seconds East
- (21) 113.73 feet, South 04 degrees 05 minutes 02 seconds West
- (22) 43.90 feet, South 49 degrees 24 minutes 06 seconds East
- (23) 71.29 feet, North 77 degrees 07 minutes 08 seconds East
- (24) 67.50 feet, North 47 degrees 10 minutes 31 seconds East
- (25) 30.68 feet, North 86 degrees 12 minutes 10 seconds East
- (26) 78.89 feet, South 45 degrees 05 minutes 51 seconds West
- (27) 23.60 feet, South 26 degrees 06 minutes 30 seconds West
- (28) 46.17 feet, South 47 degrees 10 minutes 50 seconds West
- (29) 63.97 feet, South 03 degrees 11 minutes 01 seconds East
- (30) 50.28 feet, North 69 degrees 55 minutes 17 seconds East
- (31) 65.07 feet, South 06 degrees 12 minutes 19 seconds East
- (32) 25.04 feet, South 43 degrees 43 minutes 44 seconds East
- (33) 56.50 feet, South 83 degrees 18 minutes 43 seconds East
- (34) 55.47 feet, South 44 degrees 54 minutes 39 seconds East
- (35) 81.79 feet, South 63 degrees 47 minutes 56 seconds East
- (36) 29.86 feet, South 45 degrees 19 minutes 40 seconds East
- (37) 26.05 feet, South 21 degrees 40 minutes 41 seconds West
- (38) 23.02 feet, South 31 degrees 15 minutes 59 seconds West
- (39) 148.13 feet, South 82 degrees 55 minutes 47 seconds East

Legal Description - 20.224 Acres -

Situated in the State of Ohio, County of Franklin, Township of Plain, Quarter Township 3, Township 2, Range 16, United States Military Lands, and being 20.224 Acres out of that 21.72 Acre tract (Parcel 1) and that 13.058 Acre tract (Parcel 3) conveyed to Dennis J. Riga by deeds of record in Official Record Volume 11878 C-09, Official Record Volume 4411 C-16 and Official Record Volume 514 G-16, 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 a found harrow tooth in the easterly terminus of the centerline of Sleepy Hollow Drive (dedicated by Plat Book 32, Page 56) and at the southeasterly corner of said 21.72 Acre tract and at the southeasterly corner of a 11.386 Acre tract conveyed to James F. and June Byrnes by Deed Book 2796, Page 405:

Thence, with the easterly line of said 11.386 Acre tract, North 14 degrees 04 minutes 48 seconds East, 676.71 feet to a found iron pin in a southerly line of a 36.863 Acre tract (Tract 2) conveyed to Frontier Traders, Inc. by Official Record Volume 10935 A-6:

Thence, with said southerly line, South 86 degrees 24 minutes 57 seconds East, 164.75 feet to a found iron pin in an easterly line of said 36.863 Acre tract:

Thence, with said easterly line, North 04 degrees 26 minutes 32 seconds East, 213.95 feet to a found iron pin in a southerly line of said 36.863 Acre tract:

Thence, with said southerly line, South 86 degrees 24 minutes 57 seconds East, 115.25 feet to a set iron pin:

Thence, across said 21.72 Acre tract and being parallel with and at right angles to the said easterly line of said 36.863 Acre tract, South 04 degrees 26 minutes 32 seconds West, 233.91 feet to an iron pin set:

Thence, across said 21.72 Acre tract, South 31 degrees 45 minutes 55 seconds West, 66.28 feet to an iron pin set at a point of curvature:

Thence, across said 21.72 Acre tract, and with a curve to the left whose radius is 240.00 feet, whose chord bearing is South 15 degrees 55 minutes 51 seconds East, a chord distance of 355.00 feet to a set iron pin:

Thence, across said 21.72 Acre tract, South 63 degrees 37 minutes 36 seconds East, 120.00 feet to an iron pin set at a point of curvature:

Thence, across said 21.72 Acre tract, with a curve to the right, whose radius is 225.00 feet, whose chord bearing is South 29 degrees 56 minutes 12 seconds East, a chord distance of 249.62 feet to an iron pin set in the southerly line of said 21.72 Acre tract and the northerly line of said 13.058 Acre (Parcel 3) tract:

Thence, with the line between said 21.72 Acre and 13.058 Acre tracts, South 86 degrees 14 minutes 48 seconds East, 165.00 feet to an iron pin set at the northwesterly corner of the original 16.115 Acre tract conveyed to Margaret A. Buehler by Official Record Volume 2117 C-14:

Thence, with the westerly line of said original 16.115 Acre tract and the westerly line of an original 9.78 Acre tract conveyed to Christian Sport Camps, Inc. by Official Record Volume 1074 E-03, South 07 degrees 07 minutes 28 seconds West, 688.38 feet to an iron pin found in the northerly line of a 98.913 Acre tract conveyed to Blacklick Properties, Inc. by Official Record Volume 11032 J-09:

Thence, with the northerly line of said 98.913 Acre tract, North 85 degrees 31 minutes 36 seconds West, 816.60 feet to a found iron pin at the southeasterly corner of a 3.508 Acre tract conveyed to Harold B. and Juanita M. Ditrack by Deed Book 3061, Page 310:

Thence, with the easterly line of said 3.508 Acre tract, North 03 degrees 37 minutes 10 seconds East, 676.91 feet to an iron pin found at the northeasterly corner of said 3.508 Acre tract:

Thence, with the northerly line of said 3.508 Acre tract and the southerly line of said 21.72 Acre tract, North 86 degrees 14 minutes 48 seconds West, 49.15 feet to the place of beginning, CONTAINING 20.224 ACRES.

Legal Description - Access Easement

Situated in the State of Ohio, County of Franklin, Township of Plain, Quarter Township 3, Township 2, Range 16, United States Military Lands, and being a 12 foot wide ingress-egress easement across the 21.72 Acre tract conveyed to Dennis J. Riga by deeds of record in Official Record Volume 834 G-16 and Official Record Volume 11878 C-09 and also being across the proposed 20.224 Acre split of said 21.72 Acre tract and the 13.058 Acre tract also conveyed to Dennis J. Riga by Official Record Volume 4411 C-16 and Official Record Volume 11878 C-09, all references being to those records of the Office of Recorder, Franklin County, Ohio, unless otherwise noted, and the centerline of said 12 foot wide easement being more particularly described as follows:

Beginning at a found harrow tooth in the easterly terminus of the centerline of Sleepy Hollow Drive (dedicated by Plat Book 32, Page 56) and at the southeasterly corner of said 21.72 Acre tract and at the southeasterly corner of a 11.386 Acre tract conveyed to James F. and June Byrnes by Deed Book 2796, Page 405:

Thence, with the centerline of an existing blacktop driveway and with a curve to the right whose radius is 376.70 feet, whose chord bearing is North 69 degrees 47 minutes 14 seconds East, 108.40 feet:

Thence, continuing with the centerline of the existing blacktop driveway, North 63 degrees 28 minutes 36 seconds East, 86.40 feet:

Thence, continuing with the centerline of the existing driveway, North 74 degrees 35 minutes 11 seconds East, 81.40 feet to a point of curvature:

Thence, continuing with the centerline of the existing driveway and with a curve to the left whose radius is 127.75 feet, whose chord bearing is North 51 degrees 57 minutes 41 seconds East, 252.20 feet to the arc of a curve in the proposed 20.224 Acre split line of said 21.72 Acre and 13.058 Acre tracts, and there to terminate.

Thence, continuing with the centerline of the existing driveway and with a curve to the left whose radius is 127.75 feet, whose chord bearing is North 51 degrees 57 minutes 41 seconds East, 252.20 feet to the arc of a curve in the proposed 20.224 Acre split line of said 21.72 Acre and 13.058 Acre tracts, and there to terminate.

Thence, continuing with the centerline of the existing driveway and with a curve to the left whose radius is 127.75 feet, whose chord bearing is North 51 degrees 57 minutes 41 seconds East, 252.20 feet to the arc of a curve in the proposed 20.224 Acre split line of said 21.72 Acre and 13.058 Acre tracts, and there to terminate.

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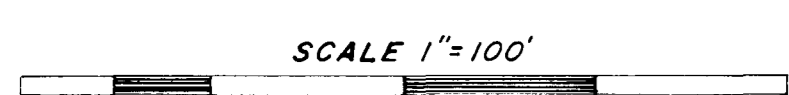
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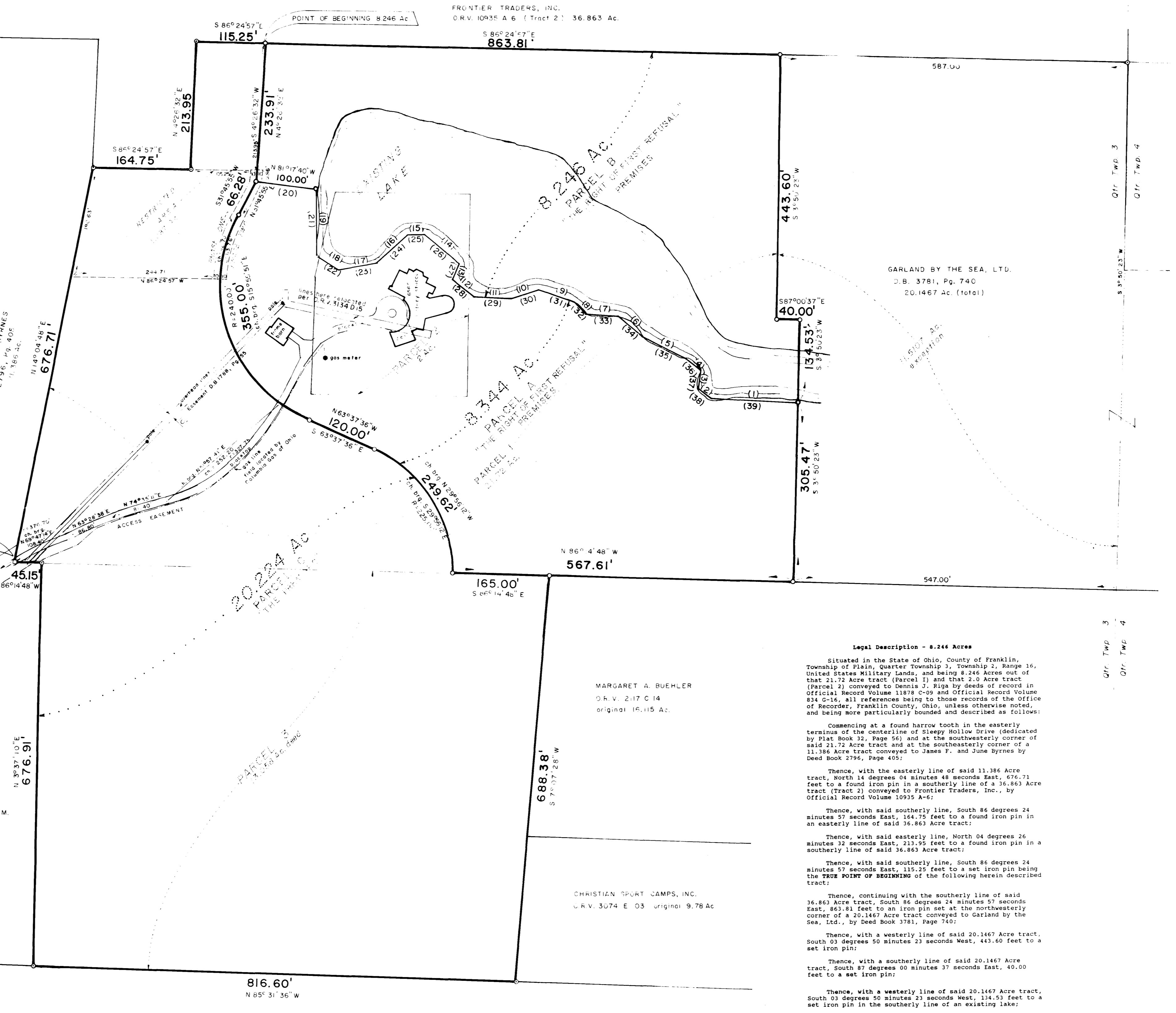
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OCTOBER 6, 1988
Revised Oct. 31, 1988 - bearing

- LEGEND**
- Iron pin found
- Harrow Tooth found
- Iron pin set
- EASEMENTS**
- D.B. 1779, Pg. 284 is a blanket easement to Ohio Fuel Gas Co. and cannot be plotted.
- D.B. 323, Pg. 142 is a blanket easement to North Western Ohio Natural Gas Co. across Parcel 3 and cannot be plotted.
- D.B. 1788, Pg. 33 does not affect subject tract.
- Misc. Vol. 4, Pg. 161 is a blanket easement to Ohio Fuel Supply Co. and cannot be plotted.
- Misc. Vol. 4, Pg. 163 is a blanket easement to Ohio Fuel Supply Co. and cannot be plotted.
- D.B. 1788, Pg. 55 to Col. & Southern Ohio Electric Co. plotted.
- O.R.V. 2134 D-15 to Col. & Southern Ohio Electric Co. does not affect subject 20.224 Ac.

*Assigned to Columbia Gas of Ohio by Deed Book 2548, Pg. 90



Legal Description - 8.246 Acres

Situated in the State of Ohio, County of Franklin, Township of Plain, Quarter Township 3, Township 2, Range 16, United States Military Lands, and being 8.246 Acres out of that 21.72 Acre tract (Parcel 1) and that 2.0 Acre tract (Parcel 2) conveyed to Dennis J. Riga by deeds of record in Official Record Volume 11878 C-09 and Official Record Volume 834 G-16, 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:

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Thence, with the easterly line of said 11.386 Acre tract, North 14 degrees 04 minutes 48 seconds East, 676.71 feet to a found iron pin in a southerly line of a 36.863 Acre tract (Tract 2) conveyed to Frontier Traders, Inc. by Official Record Volume 10935 A-6:

Thence, with said southerly line, South 86 degrees 24 minutes 57 seconds East, 164.75 feet to a found iron pin in an easterly line of said 36.863 Acre tract:

Thence, with said easterly line, North 04 degrees 26 minutes 32 seconds East, 213.95 feet to a found iron pin in a southerly line of said 36.863 Acre tract:

Thence, with said southerly line, South 86 degrees 24 minutes 57 seconds East, 115.25 feet to a set iron pin being the TRUE POINT OF BEGINNING of the following herein described tract:

Thence, continuing with the southerly line of said 36.863 Acre tract, South 86 degrees 24 minutes 57 seconds East, 676.71 feet to an iron pin set at the northwesterly corner of a 20.1467 Acre tract conveyed to Garland by the Sea, Ltd., by Deed Book 3781, Page 740:

Thence, with a westerly line of said 20.1467 Acre tract, South 03 degrees 50 minutes 21 seconds West, 443.60 feet to a set iron pin:

Thence, with a southerly line of said 20.1467 Acre tract, South 87 degrees 00 minutes 37 seconds East, 40.00 feet to a set iron pin:

Thence, with a westerly line of said 20.1467 Acre tract, South 03 degrees 50 minutes 21 seconds West, 314.51 feet to a set iron pin in the southerly line of an existing lake:

Thence, with the southerly line of an existing lake and the easterly thereof, the following nineteen (19) courses:

- 1. 148.13 feet, North 82 degrees 55 minutes 47 seconds West
- 2. 23.02 feet, North 31 degrees 15 minutes 59 seconds West
- 3. 26.05 feet, North 21 degrees 40 minutes 41 seconds East
- 4. 29.86 feet, North 45 degrees 19 minutes 40 seconds West
- 5. 81.79 feet, North 63 degrees 47 minutes 56 seconds West
- 6. 55.47 feet, North 44 degrees 54 minutes 39 seconds West
- 7. 56.50 feet, North 83 degrees 18 minutes 43 seconds West
- 8. 25.04 feet, North 43 degrees 43 minutes 44 seconds West
- 9. 65.07 feet, North 06 degrees 12 minutes 19 seconds West
- 10. 50.28 feet, South 69 degrees 55 minutes 17 seconds West
- 11. 63.97 feet, North 03 degrees 11 minutes 01 seconds West
- 12. 46.17 feet, North 47 degrees 10 minutes 50 seconds West
- 13. 23.60 feet, North 26 degrees 06 minutes 30 seconds East
- 14. 78.89 feet, North 45 degrees 05 minutes 51 seconds West
- 15. 30.68 feet, South 86 degrees 12 minutes 10 seconds West
- 16. 67.50 feet, South 47 degrees 10 minutes 31 seconds West
- 17. 71.29 feet, South 77 degrees 07 minutes 08 seconds West
- 18. 43.90 feet, North 49 degrees 24 minutes 06 seconds East
- 19. North 04 degrees 05 minutes 02 seconds East, 113.73 feet to an iron pin set:

Thence, across said 21.72 Acre tract, North 81 degrees 17 minutes 40 seconds East, 100.00 feet to an iron pin set:

Thence, across said 21.72 Acre tract, North 04 degrees 26 minutes 32 seconds East, 213.91 feet to the place of beginning, CONTAINING 8.246 ACRES.

MyersSurveying
2740 East Main Street
Bexley, Ohio 43209
(614) 235-8677
Telefax 235-4589

STATE OF OHIO
JAMES L. WILLIAMS
7167
REGISTERED PROFESSIONAL SURVEYOR

I hereby certify that the foregoing plat is a true return of an actual survey of the premises during October, 1988 and is correct to the best of our knowledge and belief. Iron pins set are 30" x 1/4" dia. with orange plastic caps inscribed "P.S. 6579". The basis of bearings for the foregoing plat is from the Franklin County Engineer's plans for Reynoldsburg - New Albany Road, County Road 6, Sec. "E", sheets 1 through 14 of 23.

James L. Williams
James L. Williams, Registered Professional Surveyor 7167