

PLAT OF SURVEY OF A 14.527 ACRE TRACT SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PLAIN, QTR. TOWNS. 3 & 4, TWP. 2, RANGE 16, UNITED STATES MILITARY LANDS FOR

SCHWARTZ, KELM, WARREN & RUBENSTEIN

February 21, 1989

Legal Description - 14.527 Acre

Situated in the State of Ohio, County of Franklin, Township of Plain, partly in Lot 35, and in Quarter Townships 3 and 4, Township 2, Range 16, United States Military Lands, and being all of that tract conveyed to Margaret A. Buehler by deed of record in Official Record Volume 2117 C-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:

Commencing at a found Franklin County monument box at Station 42 + 80.12 (please see the Franklin County Engineer's plans for Reynoldsburg-New Albany Road, County Road 6, Section "E", sheet 15 of 23) of Reynoldsburg-New Albany Road, said monument box being at the northeasterly corner of a 0.104 Acre tract conveyed to the Franklin County Commissioners by Official Record Volume 4099 G-03;

Thence, with the northerly line of said 0.104 Acre tract, North 86 degrees 04 minutes 25 seconds West, 41.10 feet to a found Franklin County Engineer's iron pin, said iron pin being the TRUE POINT OF BEGINNING of the following herein described tract:

Thence, with the westerly line of said 0.104 Acre tract, and with a curve to the left whose radius is 1482.39 feet, whose chord bearing is South 08 degrees 10 minutes 35 seconds West, a chord distance of 99.35 feet to a found Franklin County Engineer's iron pin in the northerly line of the Fred and Lorna Lahrner tract (Deed Book 2848, Page 529);

Thence, with the northerly line of said Lahrner tract, North 85 degrees 42 minutes 12 seconds West, 177.98 feet to an iron pin;

Thence, with the westerly line of said Lahrner tract, South 02 degrees 39 minutes 21 seconds West, 100.00 feet to an iron pin found;

Thence, with the southerly line of said Lahrner tract, South 85 degrees 52 minutes 29 seconds East, 184.84 feet to a found Franklin County Engineer's iron pin at the north-westerly corner of a 0.035 Acre tract conveyed to the Franklin County Commissioners by Official Record Volume 4099 F-17;

Thence, with the westerly line of said 0.035 Acre tract, South 03 degrees 48 minutes 06 seconds West, 38.00 feet to an iron pin at the northeasterly corner of the Lyddie G. Mahan tract (Deed Book 3468, Page 792);

Thence, with the northerly line of said Mahan tract, North 85 degrees 29 minutes 29 seconds West, 184.08 feet to a found iron pin;

Thence, with the westerly line of said Mahan tract and the westerly line of the Harold and Cora Coburn tract (Deed Book 3054, Page 19), South 02 degrees 39 minutes 21 seconds West, 200.00 feet to a found iron pin in the northerly line of the original 9.78 Acre tract conveyed to Christian Sport Camps, Inc. by Official Record Volume 3074 E-03;

Thence, with the northerly line of said 9.78 Acre tract, North 86 degrees 38 minutes 01 seconds West, 1389.98 feet to an iron pin found in the easterly line of a 20.224 Acre tract conveyed to The New Albany Company by Official Record Volume 12808 F-10;

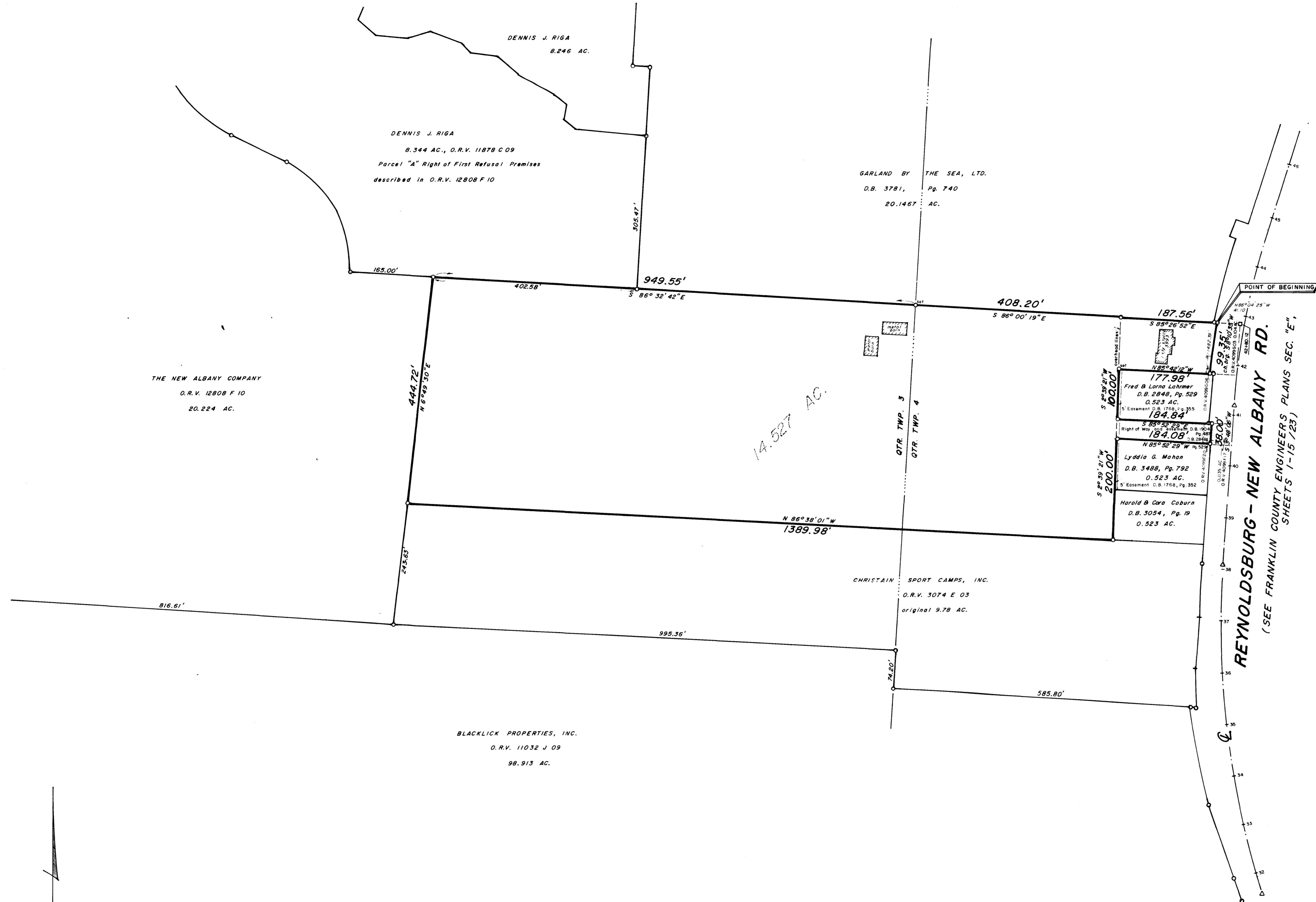
Thence, with easterly line of said 20.224 Acre tract, North 06 degrees 49 minutes 30 seconds East, 444.72 feet to an iron pin found in the southerly line of the 8.344 Acre tract conveyed to Dennis J. Riga by Official Record Volume 11878 C-09 but described in Official Record Volume 12808 F-10;

Thence, with the southerly line of said 8.344 Acre tract, and the southerly line of a 20.1467 Acre tract conveyed to Garland by The Sea, Ltd. by Deed Book 3781, Page 740, South 86 degrees 22 minutes 42 seconds East, 949.55 feet to an iron pin on the line between Quarter Townships 3 and 4;

Thence, continuing with the southerly line of said 20.1467 Acre tract, South 86 degrees 00 minutes 19 seconds East, 408.20 feet to an iron pin found;

Thence, continuing with the southerly line of said 20.1467 Acre tract, South 85 degrees 26 minutes 52 seconds East, 187.56 feet to the place of beginning CONTAINING 14.527 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 Engineering Department using Global Positioning Systems and are based on the Ohio State Plane Coordinate Systems per NAD 83.



THE NEW ALBANY COMPANY
O.R.V. 12808 F 10
20.224 AC.

DENNIS J. RIGA
8.344 AC., O.R.V. 11878 C 09
Parcel "A" Right of First Refusal Premises
described in O.R.V. 12808 F 10

GARLAND BY THE SEA, LTD.
D.B. 3781, Pg. 740
20.1467 AC.

14.527 AC.

CHRISTIAN SPORT CAMPS, INC.
O.R.V. 3074 E 03
original 9.78 AC.

BLACKLICK PROPERTIES, INC.
O.R.V. 11032 J 09
98.913 AC.

REYNOLDSBURG - NEW ALBANY RD.
(SEE FRANKLIN COUNTY ENGINEER'S PLANS SEC. "E",
SHEETS 1-15 / 23)

We do hereby certify that the foregoing plat is a true return of an actual survey of the premises during February, 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 Department using Global Positioning Systems and is based on the Ohio State Plane Coordinate System as per NAD 83.

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



Myers Surveying COMPANY

2740 East Main Street
Bexley, Ohio 43209
(614) 238-8877
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- CASEMENTS**
- Misc. Vol. 27, Pg. 149 to Col. Railway Power and Light Co. is a blanket case.
 - D.B. 1768, Pg. 352 to C.B. S.O.E. plotted.
 - D.B. 1768, Pg. 355 to C.B. S.O.E. plotted.
 - D.B. 1904, Pg. 486 plotted.
 - O.R.V. 4099 F 20 and O.R.V. 4099 G 06 plotted.

- LEGEND**
- IRON PIN FOUND
 - △ RAILROAD SPIKE FOUND
 - FRANKLIN COUNTY MONUMENT BOX
 - IRON PIN SET, 30" x 1" o.d. "P.S. 6579"

