

$\Delta = 01^{\circ} 18' 20''$   
 RAD = 3769.72  
 C.B. = S  $74^{\circ} 10' 38''$  W  
 Chd. = 85.90

$\Delta = 8^{\circ} 32' 13''$   
 Rad = 3769.72  
 C.B. = N  $79^{\circ} 05' 55''$  E  
 Chd = 561.16

EAST FIFTH AVE. IMPROVEMENT  
 PLAN NO. 1228E (6-10-41)  
 CITY OF COLUMBUS

MOUNT CLAIRE PROPERTIES (OHIO), INC.  
 10.673 ACRES  
 PARCEL NO. 1  
 O.R. 05682H11

CANAM STEEL CORPORATION  
 10.542 ACRES (FIRST)  
 O.R. 29053F04

**8.249 ACRES**

0.698 ACRES (SECOND)  
 O.R. 29053F04

1.111 ACRES  
 PARCEL NO. 3  
 O.R. 05682H06

THE BALTIMORE AND OHIO  
 RAILROAD COMPANY  
 ORIG. 69.556 ACRES  
 D.V. 881, PG. 489

BEGIN FOR REFERENCE  
IPF

**NOTES:**

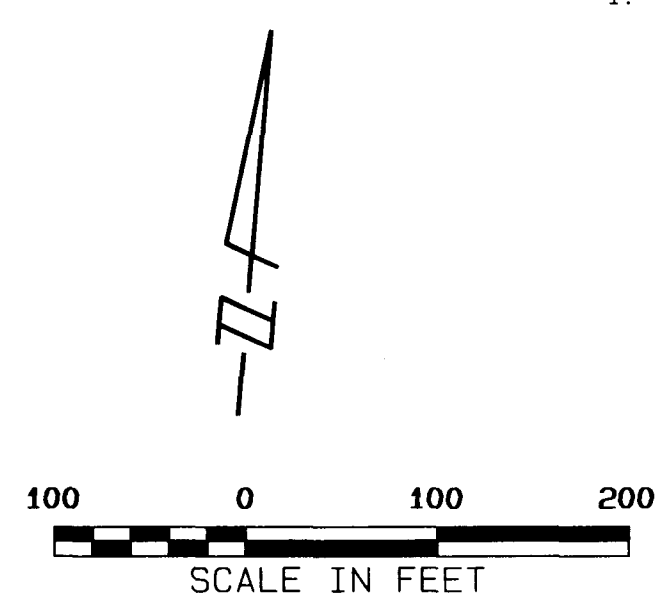
- The location of the property in the License and Agreement of record in Misc. Vol. 41, Page 311, (Item 8), cannot be determined without viewing the "blue print" mentioned therein.

**CERTIFICATE OF SURVEY**

The undersigned hereby certifies to CSX Transportation, Inc., and Ohio Bar Title Insurance Company that:

- This survey of the subject 8.249 acre tract (the "Property") was actually made upon the ground on June 7, 1996;
- This survey depicts all (a) recorded easements, rights-of-way and other encumbrances listed in Schedule B of Title Commitment Number OBT 96-1151 issued by Ohio Bar Title Insurance Company with an effective date of July 2, 1996 and (b) any visible evidence of easements which appear from a careful inspection of the Property;
- The boundary survey lines and lines of actual possession for the Property are the same and there are no gaps, gores, or overlaps between the Property and any adjoining property;
- The Property does not lie within any Flood Hazard Area shown on the Flood Insurance Rate Map (39049C0260, with an effective date of August 2, 1995) published by the Federal Emergency Management Agency;
- This survey has been made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted in 1992 by the American Land Title Association and the American Congress on Surveying and Mapping meeting the accuracy requirements of a Class A - Urban survey.

SURVEY OF  
**8.249 ACRES**  
 FOURTH QUARTER, TOWNSHIP 1, RANGE 17  
 UNITED STATES MILITARY LANDS  
 County of Franklin, City of Columbus  
 Scale: 1" = 100' Date: July, 1996  
 Prepared by:



**BEARING BASIS:**

The bearing datum for the attached plat is based on the bearing of S  $84^{\circ} 57' 00''$  W for the centerline of the P.C.C. & ST.L R.R. and the B & O R.R. of record in D.B. 881, page 501, records of the Recorder's office, Franklin County, Ohio.



R. D. ZANDE & ASSOCIATES, INC.  
 Registered Surveyor No. 7660

**R.D. ZANDE & ASSOCIATES, INC.**  
 1237 Dublin Road Columbus, Ohio 43215  
 (614) 486-4383