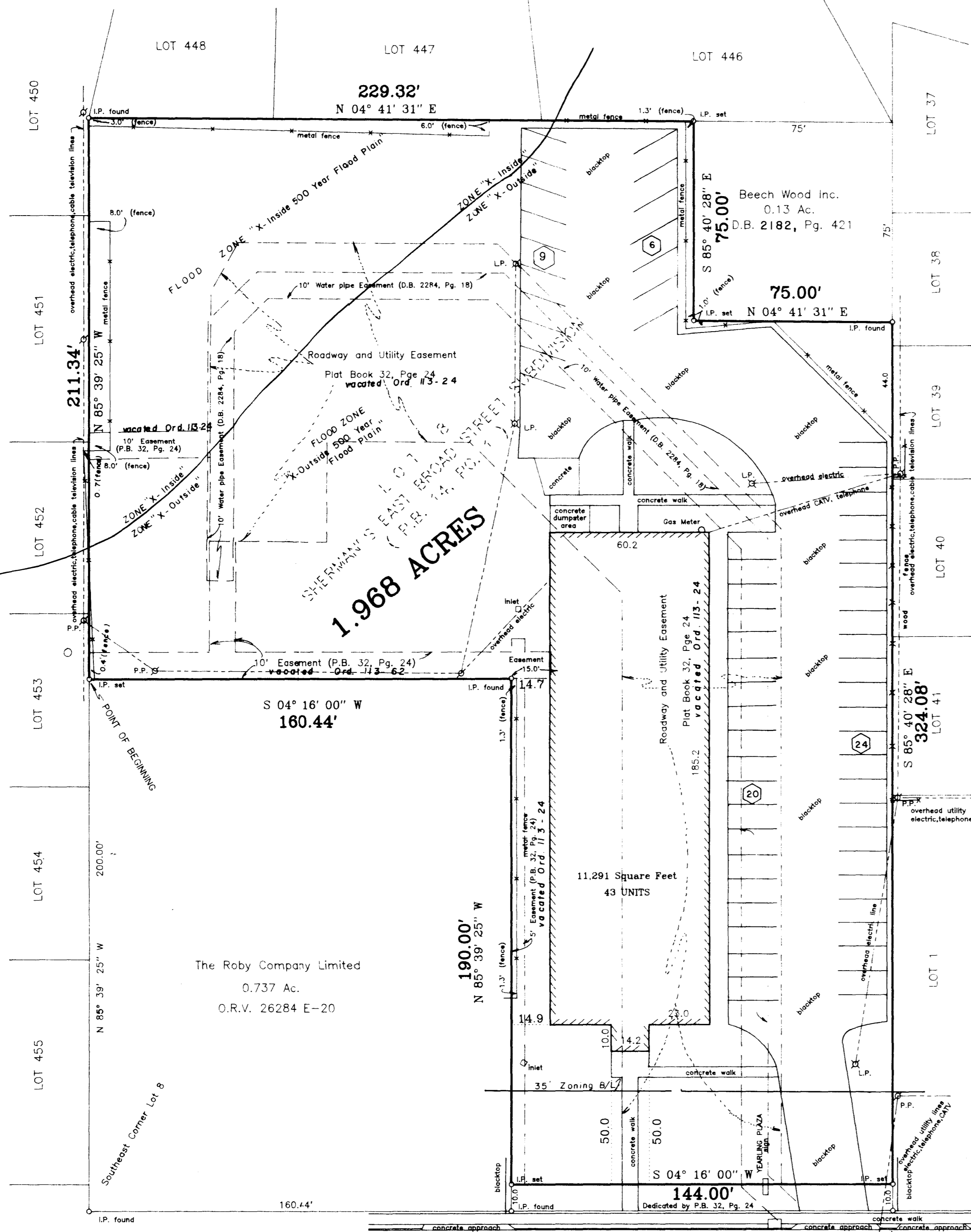


Vicinity Map

Survey of 1.968 Acres, being part of the tract conveyed to Bernard and Florine Ruben (D.B. 2237, PG. 79) and part of Lot 8 Sherman's East Broad Street Subdivision (P.B. 14, PG. 1), Franklin County, City of Whitehall, Ohio.

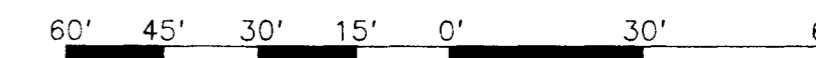
For
STEWART TITLE AGENCY INC.
 and/or
W. LYMAN CASE
 and/or
FEDERAL HOME LOAN MORTGAGE CORP.
 their successors and/or assigns

ENGLISH VILLAGE EAST
 (PLAT BOOK 26, PAGE 2)



General Notes

- 1) (9) represents number of marked parking spaces. There are 59 total parking spaces.
- 2) Subject tract is currently zoned "A-1" (Apartments) density = 12 Units/Acre City of Whitehall Zoning info: (614) 237-8612.
- 3) FLOOD ZONE CONTOUR scaled from FEMA Map listed in (9) of Certificate



Scale 1" = 30'
 25 October 1994



REVISIONS:			
No.	Date	Description	By
1	5-17-95	Ord. 113-24	reh
2	1-15-96	certification, misc. items	reh
3	10-22-97	update	phd

Easements

Stewart Title Guaranty
 Title Commitment No. 9702105
 Effective Date October 15, 1997 at 7:00 A.M.
 Schedule B - Section 2

- Item 21 Easement to Columbus and Southern Ohio Electric Company over an unspecified location affecting a tract of land of which insured premises is a part, of record in Deed Book 1149, Page 531. NOTE: No exhibit filed. INSUFFICIENT INFORMATION, NOT PLOTTED.
- Item 22 Easement of right-of-way to The Ohio Fuel Gas Company of record in Deed Book 1781, Page 624, assigned to Columbia Gas of Ohio, Inc. at record in Deed Book 2548, Page 90. BLANKET EASEMENT, NOT PLOTTED.
- Item 23 Water pipe easement to the City of Whitehall, Ohio of record in Deed Book 2284, Page 618. PLOTTED.
- Item 24 Roadway and Utility Easements as shown on the record plat of ROADWAY & UTILITY EASEMENT DEDICATION FOR YEARLING PLAZA APARTMENTS, of record in Plat Book 32, Page 24. PLOTTED.

Ordinance 113-62 (City of Whitehall) November 20, 1962
 Vacating a portion of the Easements as delineated in Plat Book 32, Page 24

Surveyor's Certificate

The undersigned, being a Registered Professional Surveyor in the State of Ohio, certifies to:

Stewart Title Agency Inc. and/or
 W. Lyman Case and/or
 Federal Home Loan Mortgage Corp.,
 their successors and/or assigns

as follows:

- (1) This plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992, and meets the requirements of an Urban Survey as defined therein, and includes items 1, 2, 3, 4, 6, 7(a), 7(b) (1), 8, 9, 10, 11, and 13 of Table A thereon.
- (2) This survey correctly shows the area of the subject property, the location and type of all buildings, structures, and other visible improvements situated on the subject property, and any other visible matters situated on the subject property.
- (3) Except as shown on the survey, or listed hereon as "blanket easements", there are no visible easements of which the undersigned has been advised.
- (4) Except as shown on the survey, there are no observable above-ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, or alleys, or (b) by the improvements on adjoining properties, streets, or alleys upon the subject property.
- (5) The location of each easement, right-of-way, servitude and other matter, affecting the subject property and listed in the Title Commitment dated October 15, 1997 by Stewart Title Guaranty with respect to the subject property, has been shown on the survey together with appropriate recurring references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all visible improvements on the subject property is in accord with minimum set-back provisions and restrictions of record in such title commitment.
- (6) The subject property has access to and from a duly dedicated and accepted public street or highway.
- (7) Except as shown on the survey, the subject property does not serve an adjoining property for utilities or ingress and egress. There are no visible structures for drainage located upon the subject site and serving adjoining properties.
- (8) The description of the subject property as shown hereon forms a mathematically closed figure.
- (9) Subject Property is located in Flood Zones "X-Inside" & "X-Outside" 500 Year Flood Plain per Federal Emergency Management Agency Flood Insurance Rate Map Community Panel Number 390180-02606 map revised August 2, 1995.

The parties listed above are entitled to rely on the survey and this certification as being true and accurate.

Albert J. Myers
 Professional Surveyor No. 6579

10-22-97
 Date



Legal Description

Situated in the State of Ohio, County of Franklin, City of Whitehall, being part of Lot 8 of Sherman's East Broad Street Subdivision, as said Lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book 14, Page 1, Recorder's Office, Franklin County, Ohio, and being part of the land conveyed to Bernard and Florine Ruben by deed of record in Deed Book 2237, Page 79, (all references to recorded documents are on file in said Recorder's Office, unless otherwise noted), and being more particularly bounded and described as follows:

Commencing at a found iron pin at the southeast corner of said Lot 8 in the west line of Yearling Road and the southeast corner of the Roby Company Limited 0.737 Acre tract (Official Record Volume 26284 E-20);

Thence, along the south line of said Lot 8 and along the north line of English Village East as same is numbered and delineated in Plat Book 26, Page 2, North 85 degrees 39 minutes 25 seconds West, 200.00 feet to a set iron pin at the southwest corner of said 0.737 Acre tract and the TRUE POINT OF BEGINNING of this description;

Thence, continuing along the north line of said English Village East, North 85 degrees 39 minutes 25 seconds West, 211.34 feet to a found iron pin at the southeast corner of Lot 448 of said English Village East;

Thence, along the east line of Lots 448, 447 and Part of Lot 446 of said English Village East, North 04 degrees 41 minutes 31 seconds East, 229.32 feet to a set iron pin in the east line of said Lot 446 and the southwest corner of the Beech Wood Inc. 0.13 Acre tract (Deed Book 2182, Page 421);

Thence, along the south line of said 0.13 Acre tract, South 85 degrees 40 minutes 28 seconds East, 75.00 feet to a set iron pin at the southeast corner of said 0.13 Acre tract;

Thence, along the east line of said 0.13 Acre tract, North 04 degrees 41 minutes 31 seconds East, 75.00 feet to a found iron pin in the south line of Lot 38 of Pinewood Court as same is numbered and delineated in Plat Book 22, Page 111;

Thence, along the south line of said Pinewood Court, South 85 degrees 40 minutes 28 seconds East, 324.08 feet to a set iron pin in the south line of Lot 1 of said Pinewood Court and the west line of Yearling Road that was dedicated by Roadway and Utility Easement Dedication for Yearling Plaza Apartment as same is numbered and delineated in Plat Book 32, Page 24, said iron pin bears North 85 degrees 40 minutes 28 seconds West, 10.00 feet from a found iron pin at the northeast corner of said Lot 8 of Sherman's East Broad Street Subdivision and the northeast corner of said Bernard and Florine Ruben tract;

Thence, along the west line of said dedicated Yearling Road being 10 feet westerly and parallel with the east line of said Lot 8, South 04 degrees 16 minutes 00 seconds West, 144.00 feet to a set iron pin in the north line of said 0.737 Acre tract, said iron pin bears North 85 degrees 39 minutes 25 seconds West, 10.00 feet from a found iron pin at the northeast corner of said 0.737 Acre tract and the east line of said Lot 8;

Thence, along the north line of said 0.737 Acre tract, North 85 degrees 39 minutes 25 seconds West, 190.00 feet to a found iron pin at the northwest corner of said 0.737 Acre tract;

Thence, along the west line of said 0.737 Acre tract, South 04 degrees 16 minutes 00 seconds West, 160.44 feet to the place of beginning CONTAINING 1.968 ACRES, subject however, to all legal highways, easements, leases, and restrictions of record, and of records in the respective utility offices.

The foregoing description was prepared from an actual field survey of the premises made by Myers Surveying Company, Inc. in October 1994. Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. #6579", unless otherwise noted. Basis of bearings is the centerline of Yearling Road as South 04 degrees 16 minutes 00 seconds West per said English Village East.

Legend

D.B.	= Deed Book
O.R.V.	= Official Records Volume
I.P.	= Iron Pin
RR Spk.	= Railroad Spike
C/L	= Centerline
R/W	= Right-of-Way
LA R/W	= Limited Access Right-of-Way
L.A.	= Landscape Area
M.H.	= Manhole
C.B.	= Catch Basin
F.H.	= Fire Hydrant
P.P.	= Power Pole
L.P.	= Light Pole
E.	= Electric
U.E.	= Underground Electric
E.M.	= Electric Meter
E.T.	= Electric Transformer
C.S.O.E.	= Columbus & Southern Ohio Electric Company
G	= Gas
G.M.	= Gas Meter
G.V.	= Gas Valve
W	= Water
W.M.	= Water Meter
W.V.	= Water Valve
T.P.	= Telephone Pedestal
T.	= Telephone
O.B.T.	= Ohio Bell Telephone
CATV	= Cable Television
R.P.	= Record Plat
San.	= Sanitary Sewer
Stm.	= Storm Sewer
Comb.	= Combustion Sewer
B.T.	= Blacktop
c.w.	= Concrete walk
c.s.	= concrete stoop/steps
c.o.	= cleanout

Utility Warning

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

YEARLING ROAD

Myers Surveying
 COMPANY
 2740 East Main Street
 Bexley, Ohio 43209-2577
 (614) - 235 - 8677
PROJECT 214
YEARLING PLAZA