

1.232 ACRE TRACT  
 Situate in the State of Ohio, County of Franklin, City of Gahanna, being located in Section 3, Township 1, Range 16, United States Military Lands and being part of Lot 5 of "THE INDUSTRIAL ZONE", as the plat of same is of record in Plat Book 54, Page 87, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at a point in the easterly right-of-way line of Landrum Court at the northwesterly corner of Lot 5, the southwesterly corner of Reserve "B" of said "THE INDUSTRIAL ZONE";  
 thence EAST, along the southerly line of said Reserve "B", a distance of 264.60 feet to an iron pin found at the southeasterly corner of said Reserve and being in the westerly line of the 2.050 acre tract conveyed to H. & G. Realty, by deed of record in Official Record 16177J09;

thence SOUTH, along said westerly line of the H. & G. Realty 2.050 acre tract, a distance of 148.54 feet to an iron pin at the southwesterly corner of said tract;

thence North 89° 42' 55" East, along the southerly line of said H. & G. Realty 2.050 acre tract, a distance of 65.55 feet to an iron pin at the northwesterly corner of the 1.869 acre tract conveyed to H. & G. Realty, by deed of record in Official Record 13963C03;

thence South 1° 49' 58" West, along the westerly line of said H. & G. Realty 1.869 acre tract, a distance of 68.84 feet to a point;

thence WEST, a distance of 67.94 feet to a point;

thence NORTH, a distance of 55.00 feet to a point;

thence WEST, a distance of 310.00 feet to a point in the easterly line of Lot 4 of "THE INDUSTRIAL ZONE";

thence North 0° 00' 40" West, along said easterly line of Lot 4, a distance of 112.00 feet to a point in the southerly right-of-way line of Landrum Court;

thence along said right-of-way line of Landrum Court (Sub Delta = 89° 59' 30", Radius = 50.00 feet), a chord bearing and distance of North 45° 00' 20" East, 70.70 feet to the place of beginning, containing 1.232 acre, more or less.

1.095 ACRES TRACT  
 Situate in the State of Ohio, County of Franklin, City of Gahanna, being located in Section 3, Township 1, Range 16, United States Military Lands and being part of the 1.869 acre tract conveyed to H. & G. Realty, by deed of record in Official Record 13963C03, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at a point in the centerline of Taylor Station Road, at the northeasterly corner of said H. & G. Realty 1.869 acre tract, said point also being located North 89° 39' 04" East, 27.51 feet from the southeasterly corner of the H. & G. Realty 2.050 acre tract, of record in Official Record 16177J09;

thence South 24° 09' 06" West, along said centerline of Taylor Station Road, a distance of 130.50 feet to an angle point in said line;

thence South 27° 33' 52" West, continuing along said centerline of Taylor Station Road, a distance of 177.99 feet to a point;

thence North 62° 26' 08" West, a distance of 97.88 feet (passing the westerly right-of-way line of Taylor Station Road at 25.0 feet) to a point;

thence NORTH, a distance of 161.08 feet to a point;

thence WEST, a distance of 92.06 feet to a point in the easterly line of Lot 5 of "THE INDUSTRIAL ZONE", as the plat of same is of record in Plat Book 54, Page 87;

thence North 1° 49' 58" East, along said line of Lot 5, a distance of 58.84 feet to an iron pin at an angle point in said line and being in the southerly line of the H. & G. Realty 2.050 acre tract;

thence North 89° 39' 04" East, along said southerly line of the H. & G. Realty 2.050 acre tract, and said line produced easterly, a distance of 313.11 feet to the place of beginning, containing 1.095 acres, more or less.

0.775 ACRE TRACT  
 Situate in the State of Ohio, County of Franklin, City of Gahanna, being located in Section 3, Township 1, Range 16, United States Military Lands and being part of the 1.869 acre tract conveyed to H. & G. Realty, by deed of record in Official Record 13963C03, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pin found at the intersection of the northerly right-of-way line of Gahanna Parkway (60 feet in width), with the westerly right-of-way line of Taylor Station Road, said iron pin also being the southeasterly corner of the H. & G. Realty 1.869 acre tract;

thence North 88° 10' 45" West, along said right-of-way line of Gahanna Parkway, a distance of 87.49 feet to an iron pin found at the southeasterly corner of Lot 6 of "THE INDUSTRIAL ZONE", as the plat of same is of record in Plat Book 54, Page 87;

thence North 1° 49' 58" East, along the easterly line of Lot 6, a distance of 305.97 feet to a point;

thence EAST, a distance of 92.06 feet to a point;

thence SOUTH, a distance of 161.08 feet to a point;

thence South 62° 26' 08" East, a distance of 72.88 feet to an iron pin at an angle point in the westerly right-of-way line of Taylor Station Road;

thence South 34° 44' 26" West, along said right-of-way line of Taylor Station Road, a distance of 138.33 feet to the place of beginning, containing 0.775 acre, more or less.

2.050 ACRE TRACT  
 Being in Section 3, Township 1N, Range 16W, and being a part of a tract of land now or formerly owned by Columbus Clay Manufacturing Company and being more particularly described as follows:

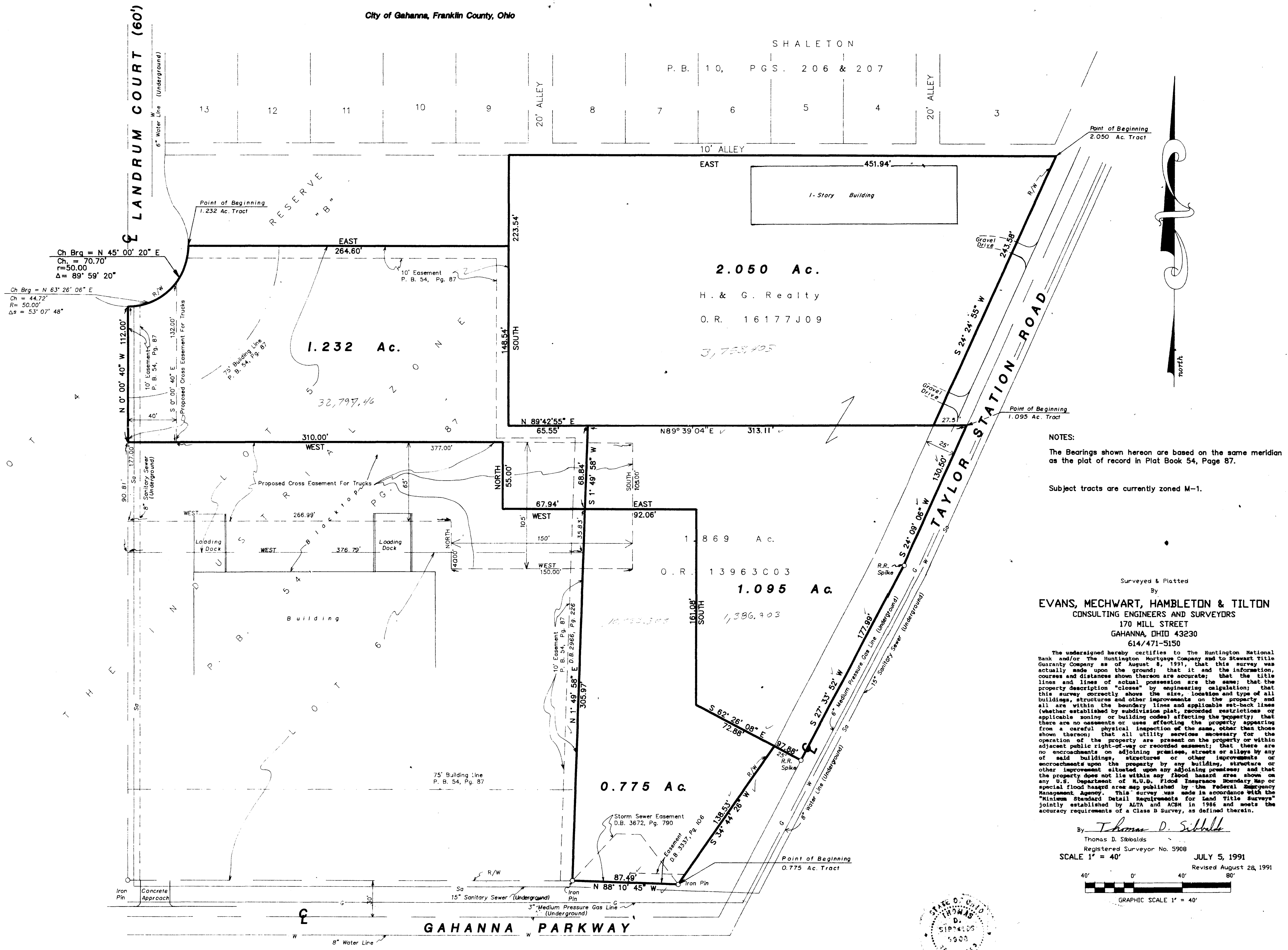
Beginning at an iron pin in the westerly line of Taylor Station Road, 25 feet (as measured at right angles) from the centerline of said road, said iron pin being in the northerly line of the aforesaid Columbus Clay Manufacturing Company tract and the southerly line of Shaleton (extended easterly) of record in Plat Book 10, Pages 206 and 207; thence South 24° 24' 55" West, a distance of 243.58 feet, along the westerly line of said Taylor Station Road to an iron pin in the northerly line of the original 10 acre tract conveyed to Charles Sience of record in Deed Book 1124, Page 222; thence South 89° 42' 55" West, a distance of 350.89 feet, along the northerly line of the aforesaid original 10 acre tract and the 9.097 acre tract conveyed to Columbus Clay Manufacturing Company of record in Deed Book 1550, Page 41 (passing an iron pin on line at the northeasterly corner of said 9.097 acre tract at a distance of 284.56 feet) to an iron pin; thence North, a distance of 223.14 feet, crossing the first mentioned Columbus Clay Manufacturing Company tract to an iron pin in the southerly line of said Shaleton and the northerly line of said Columbus Clay Manufacturing Company tract; thence East, a distance of 451.57 feet along the southerly line of said Shaleton and the northerly line of the first mentioned Columbus Clay Manufacturing Company tract to the point of beginning containing 2.050 acres, more or less.

# SURVEY OF ACREAGE PARCEL

Located in Section 3, Township 1, Range 16,

United States Military Lands

City of Gahanna, Franklin County, Ohio



NOTES  
 Blanket easement over 2.050 acre tract, conveyed to Ohio Bell Telephone Co., of record in Official Record 5881F05.  
 Easement granted to The Columbus Railway Power & Light Co., of record in Deed Book 982, Page 123, is within the right-of-way limits of Taylor Station Road.  
 Easement granted to Columbus and Southern Ohio Electric Co., of record in Deed Book 2035, Page 71, does not apply to subject tracts.

NOTES:  
 The Bearings shown hereon are based on the same meridian as the plat of record in Plat Book 54, Page 87.

Subject tracts are currently zoned M-1.

Surveyed and Plotted  
 By  
**EVANS, MECHWART, HAMBLETON & TILTON**  
 CONSULTING ENGINEERS AND SURVEYORS  
 170 MILL STREET  
 GAHANNA, OHIO 43230  
 614/471-5150

The undersigned hereby certifies to The Huntington National Bank and/or The Huntington Mortgage Company and to Stewart Title Guaranty Company as of August 4, 1991, that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that there are no encroachments or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right-of-way or recorded easements; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; and that the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by A.C.A. and A.C.S. in 1986 and meets the accuracy requirements of a Class B Survey, as defined therein.

By *Thomas D. Sibbalds*  
 Thomas D. Sibbalds  
 Registered Surveyor No. 5908

SCALE 1" = 40'  
 JULY 5, 1991  
 Revised August 28, 1991

