515-222048

SURVEY OF 30.923 ACRE TRACT
Quarter Township 4, Township 1, Range 16
United States Military Lands
City of Columbus, Franklin County, Ohio

B. & O. RAILROAD & P.C.C. & ST. LOUIS RAILROAD

N 85°57'36" E 124.84'

S 88°21'28" E 601.46'

S 88°18'26" E 564.60'

REYNO HOLDING CO.
O.R. 30723107

N 29°06'27" W 169.56'

Δ=21°09'59" R=175.00'
Ch.Brg.=S71°28'32"W
Ch=64.28'

N 7°56'28" W 50.00'

N 13°54'16" W 124.22'

N 86°18'04" W 790.00'

REYNO HOLDING CO.
O.R. 30723107

REYNO HOLDING CO.
O.R. 30723107

550.00'

N 3°41'56" E

1563.74'

S 3°41'56" W

Δ=10°47'44" R=300.00'
Ch.Brg.=S16°38'33"E
Ch=56.44'

N 78°45'19" E 60.00'

N 88°24'05" E 62.21'

N 56°49'44" E 50.00'

N 66°49'37" E 137.60'

S 86°18'04" E 625.00'

N 21°20'09" W 73.50'

N 21°30'50" E 116.43'

N 48°53'15" W 120.00'

Δ=52°19'02" R=300.00'
Ch.Brg.=N67°16'16"E
Ch=264.51'

N 49°32'14" W 140.00'

S 40°06'05" W 65.64'

N 86°18'04" W 45.26'

Δ=52°58'01" R=360.00'
Ch.Brg.=S66°56'46"W
Ch=321.08'

THE WOODS AT JEFFERSON SECTION 3
P.B. 85, P. 56

141 142 143 151 152 155 154 153

ARBOR ROSE WAY

N 3°25'47" E 60.00'

REYNO HOLDING CO.
O.R. 30723107

465.00'

N 3°41'56" E

N 86°18'04" W 590.00'

S 3°41'56" W 170.00'

N 86°18'04" W 300.00'

ELMORE COMPANY
D.B. 3412, P. 278

30.923 AC.

THE FOLLOWING EASEMENT
DOES NOT APPLY TO THE SUBJECT PROPERTY

City of Columbus, Ohio
O.R. 33302C07
Sewer Utility Easement

▲ = P.K. Spk. Fnd.
△ = P.K. Spk. Set
● = I.P. Fnd.
○ = I.P. Set

I.P. Set are 3/4" O.D. iron pin 30" long w/cap inscribed EMH&T.

0 100' 200' 300'
IN FEET

BASIS OF BEARINGS :
The bearings are based on the same meridian as the bearings used in the metes and bounds description for a 293.794 acre tract described in Offical Record 16896E17, Recorder's Office, Franklin County, Ohio.

The undersigned hereby certifies to Stewart Title Guaranty Company and Woods at Jefferson, Ltd. as of May 9, 1997, 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 improvements on the property and all are within the boundary lines affecting the property, that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon, and that there are no encroachments on adjoining premises, streets or alleys by any of said improvements or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1992 and meets the accuracy requirements of a Class "A" Survey, as defined therein. Said property lies within Zone "X" (areas determined to be outside 500 year floodplain) as shown on U.S. Department of H.U.D. Insurance Rate Map Community Panel Number 39049C0281 G published by the Federal Emergency Management Agency, effective date August 2, 1995.

EMH&T INC.
CONSULTING ENGINEERS & SURVEYORS
DAHANNA, OHIO 43230

By James R. Hill
Professional Surveyor No. 6919

SCALE 1" = 100' MAY 9, 1997

JAMES R. HILL
6919
REGISTERED SURVEYOR

M/I SCHOTTENSTEIN

Q:\PROJECT\19970550\DWG\550-97BV.dwg

Q:\PROJECT\19970550\DWG\550-97BV.DWG, SC - May 09, 1997