

PLAT OF SURVEY OF A 4.496 ACRE TRACT
 SITUATED IN LOT 31, QTR. TWP. 4, TOWNSHIP 2, RANGE 16, UNITED STATES MILITARY LANDS
 STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PLAIN
 FOR

LAWYERS TITLE INSURANCE CORPORATION
 and/or
 THE NEW ALBANY COMPANY

Legal Description - 4.496 Acres

Situated in the State of Ohio, County of Franklin, Township of Plain, and in Lot 31, Quarter Township 4, Township 2, Range 16, United States Military Lands, and being all of that tract conveyed to Charles E. and Marcia K. Tippett by deed of record in Deed Book 2095, Page 62, 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 P.K. nail found at the centerline intersection of Avis Road (Plain Township Road Record 1, Pages 235-246, 1891 and being 33 feet wide) and Morse Road (County Road #17) at the southeasterly corner of Lot 32 southwesterly corner of Lot 17 and on the Plain Township - Jefferson Township line;

thence with the centerline of Avis Road, North 04 degrees 02 minutes 26 seconds East, 2016.09 feet (passing a railroad spike found at 1723.97 feet at the southeasterly corner of Lot 31, southwesterly corner of Lot 18) to a P.K. nail set at the northeasterly corner of a 3.479 Acre tract conveyed to James V. and Wanda C. Ross by Official Record 1648 C-05 and said P.K. nail being **THE TRUE POINT OF BEGINNING** of the following herein described tract;

thence with the northerly line of said 3.479 Acre tract, North 85 degrees 50 minutes 24 seconds West, 629.67 feet (passing iron pins found at 19.55 feet and 499.36 feet) to a point in Blacklick Creek;

thence with the centerline of Blacklick Creek and the meanders thereof, the following three (3) courses:

- (1) North 22 degrees 46 minutes 34 seconds West, 49.74 feet to a point,
- (2) North 38 degrees 08 minutes 26 seconds East, 303.30 feet to a point,
- (3) North 42 degrees 52 minutes 40 seconds East, 69.93 feet to the southerly line of a 32.842 Acre tract conveyed to Leslie H. Wexner by Official Record 14559 H-11 (tract 2);

thence with the southerly line of said 32.842 Acre tract, South 85 degrees 44 minutes 53 seconds East, 436.59 feet (passing iron pins found at 46.40 feet and at 417.38 feet) to a P.K. nail set in the centerline of Avis Road;

thence with said centerline, South 03 degrees 33 minutes 16 seconds West, 191.59 feet to a railroad spike found at an angle point in said line;

thence with said centerline, South 04 degrees 02 minutes 26 seconds West, 158.13 feet to the place of beginning and **CONTAINING 4.496 ACRES.**

Lawyers Title - Insurance Corporation
 Schedule B - Section 2 - Page 1
 Commitment No. 51305-201

Conditions and restrictions of record in Deed Book 1621, Page 258, Does Not Affect Subject Tract.

Easement to State of Ohio, Conservation Division, of record in Deed Book 1051, Page 113. Plotted

Easement to State of Ohio, Conservation Council, of record in Deed Book 1069, Page 404. Plotted

Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1349, Page 495. Plotted

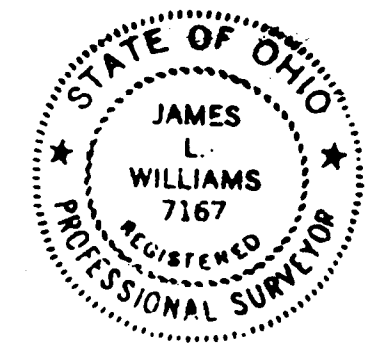
Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1647, Page 482. Plotted

Myers Surveying
 COMPANY

2740 East Main Street
 Bexley, Ohio 43209
 (614) 238-8677
 Telefax 238-4889

We do hereby certify that the foregoing plat is a true return of an actual survey of the premises during Mar., 1990 and is correct to the best of our knowledge and belief. Iron pins set are 30" x 1" a.d. with orange plastic caps inscribed, "P.S. 6879". The basis of bearings for the foregoing plat is from coordinates of monuments established by the Franklin County Engineering Dept. using Global Positioning Systems and is based on the Ohio State Plane Coordinate System per NAD 83.

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



MAR 22, 1990

PLAIN TWP.

MORSE ROAD
 (County Road #17)

JEFFERSON TOWNSHIP