

PLAT OF SURVEY OF 7.174 ACRES

SITUATED IN QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 17, UNITED STATES MILITARY LANDS
STATE OF OHIO, COUNTY OF FRANKLIN AND CITY OF WESTERVILLE

FOR
COMMONWEALTH LAND TITLE INSURANCE COMPANY
and/or
McGILL DEVELOPMENT CORPORATION
and/or
TITLE FIRST AGENCY, INC.

Legal Description 7.174 Acres

Situated in the State of Ohio, County of Franklin, City of Westerville and in Quarter Township 2, Township 2, Range 17, United States Military Lands and being all of Parcel One and Parcel Two as conveyed to The Hance Corporation by deeds of record in Deed Book 3544, Page 601 and Official Record 920610, 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:

Beginning at a P.R. nail found in the centerline of Smothers Road (Old County Line Road), said centerline being the county line between Franklin and Delaware Counties, and said P.R. nail being the northwesterly corner of the 1.158 Acre tract conveyed to Vinda LTD by Official Record Volume 210 E, 20 and the northeasterly corner of said Parcel Two;

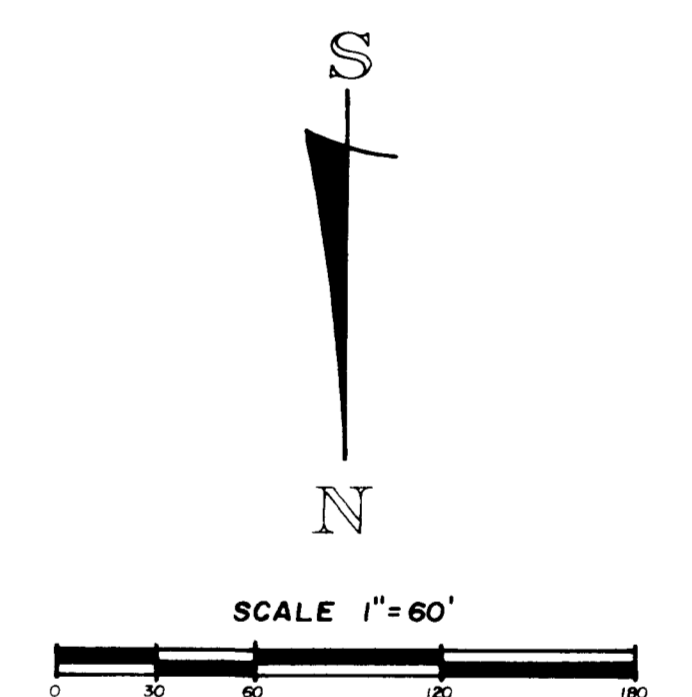
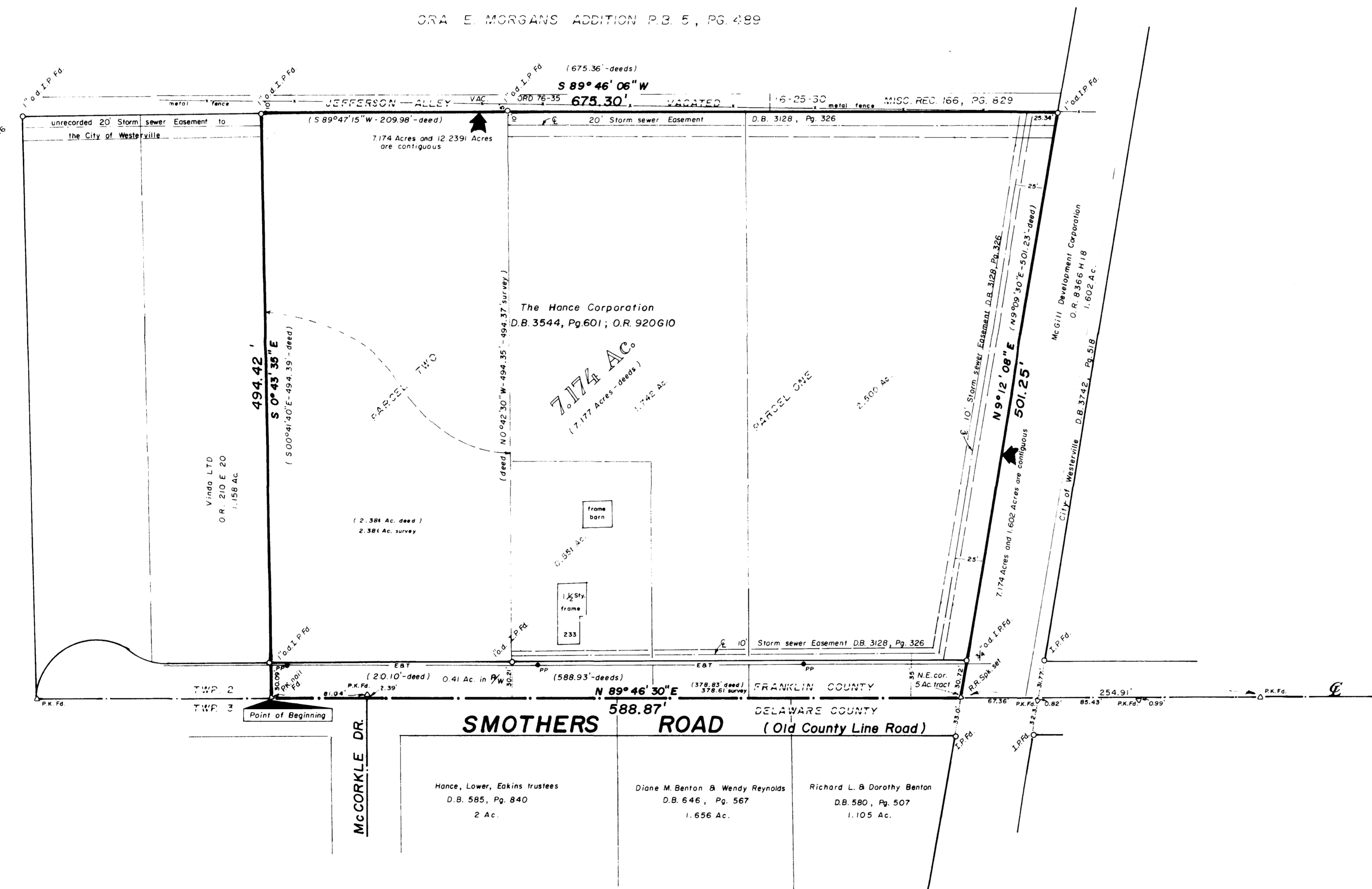
thence with the westerly line of said 1.158 Acre tract and the easterly line of said Parcel Two, South 09 degrees 43 minutes 35 seconds East, 494.42 feet (passing an iron pin found at 30.92 feet to an iron pin found in the northwesterly line of the 12.291 Acre tract conveyed to McGill Development Corporation by Official Record 880418 and said iron pin being in the northern line of Jefferson Alley vacated of Old Morgan's Addition of record in Plat Book 5, Page 489;

thence with the northerly line of said 12.291 Acre tract and the northerly line of said alley, South 89 degrees 44 minutes 00 seconds West, 678.30 feet (passing an iron pin found at the southwest corner of said Parcel Two) to an iron pin found in the easterly line of a 1.602 Acre tract conveyed to McGill Development Corporation by Official Record Volume 836 B, 15 and the easterly line of the Old Cleveland, Akron and Columbus Railroad;

thence with said easterly line and with the westerly line of said Parcel One, North 09 degrees 12 minutes 08 seconds East, 501.25 feet (passing an iron pin found at 470.53 feet to a railroad spike set in the centerline of Smothers Road and on the line between Franklin County and Delaware Counties;

thence with said centerline and said county line, South 89 degrees 46 minutes 30 seconds East, 588.87 feet to the place of beginning and **CONTAINING 7.174 ACRES**, subject, however, to all easements, restrictions and rights of way of record.

McGill Development Corporation
O.R. 8561 B 08
12.2391 Ac.
O.R. E. MORGAN'S ADDITION P.B. 5, PG. 489



MAY 23, 2001
Rev. MAY 29, 2001 (legal)
Rev. JUNE 28, 2001 (contiguous)

Myers Surveying
COMPANY

2740 East Main Street
Bexley, Ohio 43209
(614) 236-8877
Telefax 236-4669

Easements per Commonwealth Land Title Commitment 10229
Schedule 1
Effective Date April 16, 2001

Item 5 - Easement of record in Deed Book 3128, Page 420, Recorder's Office, Franklin County, Ohio - Plat of

(17043073)

We do hereby certify the foregoing survey is a true return of an actual survey of the premises during May, 2001 and is correct to the best of our knowledge and belief in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pins set are 30"x1/2" o.d. with orange plastic caps inscribed, "P.S. 6579". The basis of bearings for the foregoing plat is from O.R. 0201 F01, the centerline of Old County Line Road held as N 89°46'30"W.

James L. Williams
James L. Williams, P.S. 7167

