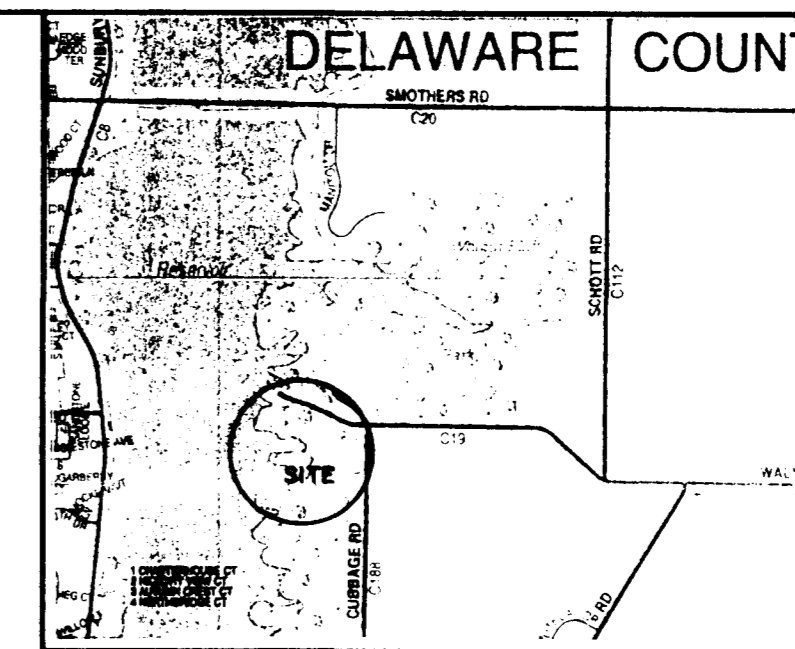


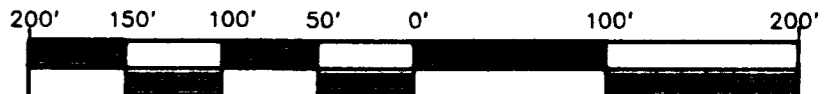
5.854 ACRES  
(Lot A)

10.620 ACRES  
(Lot C)

# Boundary Survey of 26.653 Acres located in Quarter Township 1, Township 2, Range 17, United States Military Lands, Blendon Township, Franklin County, Ohio, for: George L. & Elizabeth P. Henry



REVISIONS:			
No.	Date	Description	By



Scale 1" = 100'  
May 5, 1999

Situated in the State of Ohio, County of Franklin, Township of Blendon, being a part of Quarter Township 1, Township 2, Range 17, United States Military Lands and being part of the 26.625 Acre tract conveyed to George L. and Elizabeth P. Henry, as shown of record in Instrument Number 199901250018770, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a found spike in the centerline of Walnut Street at a northeast corner of said 26.625 Acre tract, and the northwest corner of the Lutheran St. Paul's German Evangelical Cemetery (Deed Book 1847, Page 290);

Thence, along an east line of said 26.625 Acre tract and the west line of said cemetery, South 01 degrees 00 minutes 08 seconds West, 234.91 feet to the southwest corner of said cemetery;

Thence, across said 26.625 Acre tract, South 49 degrees 31 minutes 16 seconds West, 135.13 feet to a found concrete monument;

Thence, along part of the west line of said 26.625 Acre tract, and part of the east line of said 26.12 Acre tract, South 80 degrees 51 minutes 11 seconds West, 242.36 feet to a found concrete monument;

Thence, continuing along said line, North 59 degrees 45 minutes 42 seconds West, 337.36 feet to a found concrete monument at the southeast corner of the 2.61 Acre tract conveyed to the City of Columbus (Deed Book 1716, Page 56);

Thence, continuing along the west line of said 26.265 Acre tract and the east line of said 2.61 Acre tract the following five (5) courses:

- 1) North 04 degrees 13 minutes 38 seconds East, 239.83 feet to a found concrete monument;
- 2) South 79 degrees 46 minutes 45 seconds East, 274.41 feet to a found concrete monument;
- 3) North 10 degrees 02 minutes 51 seconds East, 49.67 feet to a found concrete monument;
- 4) North 51 degrees 23 minutes 19 seconds West, 355.46 feet to a set iron pin;
- 5) North 17 degrees 49 minutes 41 seconds East, 90.49 feet to a set iron pin in the centerline of said Walnut Street at the northwest corner of said 26.625 Acre tract;

Thence, along said centerline of Walnut Street and part of the north line of said 26.625 Acre tract the following three (3) courses:

- 1) South 69 degrees 59 minutes 19 seconds East, 123.89 feet to a set iron pin;
- 2) South 55 degrees 47 minutes 19 seconds East, 236.00 feet to a found spike;
- 3) South 68 degrees 03 minutes 46 seconds East, 271.78 feet to the place of beginning CONTAINING 5.854 ACRES subject however, to all legal highways, easements, leases and restrictions of record, and of records in the respective utility offices.

The foregoing plat was prepared from an actual field survey made by Myers Surveying Company, Inc. in January 1999. Iron pins set are 30" x 1" (O.D.) with an orange plastic cap inscribed "P.S. 6579". Basis of bearings is the north line of 6 Acre tract conveyed to The City Club as shown of record in Deed Book 1757, Page 120 held as South 86 degrees 20 minutes 00 seconds East and as per HOOVER DAM AND RESERVOIR survey plat on file at the City of Columbus Division of Water.

4.521 ACRES  
(Lot B)

Situated in the State of Ohio, County of Franklin, Township of Blendon, being a part of Quarter Township 1, Township 2, Range 17, United States Military Lands and being part of the 26.625 Acre tract conveyed to George L. and Elizabeth P. Henry, as shown of record in Instrument Number 199901250018770, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing at a set iron pipe in the centerline of Walnut Street (60 feet wide), said pipe being North 86 degrees 18 minutes 27 seconds West, 15.00 feet from FCGS Monument Box No 5280 at the centerline intersection of said Walnut Street and Cabbage Road (width varies), and being the northeast corner of said 26.625 Acre tract;

Thence, along the north line of said 26.625 Acre tract and said centerline of Walnut Street, North 86 degrees 18 minutes 27 seconds West, 217.46 feet to a found spike at an angle point in said line;

Thence, continuing along said line, North 63 degrees 36 minutes 58 seconds West, 126.28 feet to a set iron pipe at the TRUE POINT OF BEGINNING of the herein described tract;

Thence, across said 26.625 Acre tract the following three (3) courses:

- 1) South 26 degrees 23 minutes 02 seconds West, 100.00 feet to a set iron pipe (passing a set iron pipe at 30.00 feet);
- 2) South 66 degrees 16 minutes 15 seconds West, 262.35 feet to a set iron pipe;
- 3) South 54 degrees 27 minutes 30 seconds West, 147.70 feet to a found concrete monument at an angle point in the west line of said 26.625 Acre tract, and in the east line of the 29.12 Acre tract conveyed to the City of Columbus (Deed Book 1716, Page 74).

Thence, along part of the west line of said 26.625 Acre tract and part of the east line of said 29.12 Acre tract, the following three (3) courses:

- 1) South 78 degrees 17 minutes 59 seconds West, 204.35 feet to a found concrete monument;
- 2) North 51 degrees 01 minutes 07 seconds West, 127.21 feet to a found concrete monument;
- 3) North 02 degrees 20 minutes 53 seconds West, 210.84 feet to a found concrete monument;

Thence, across said 26.625 Acre tract, North 49 degrees 31 minutes 16 seconds East, 135.13 feet to the southwest corner of the Lutheran St. Paul's German Evangelical Congregation Cemetery (Deed Book 1837, Page 290 and Deed Book 1847, Page 288);

Thence, along the south line of said cemetery and the North 89 degrees 57 minutes 01 seconds East, 288.69 feet to a found iron pin at the southeast corner of said cemetery;

Thence, along the east line of said cemetery, North 03 degrees 25 minutes 38 seconds East, 100.21 feet to a set iron pipe in the centerline of said Walnut Street at the northeast corner of said cemetery;

Thence, along the centerline of said Walnut Street, South 63 degrees 36 minutes 58 seconds East, 351.57 feet to the place of beginning CONTAINING 4.521 ACRES subject however, to all legal highways, easements, leases and restrictions of record, and of records in the respective utility offices.

The foregoing plat was prepared from an actual field survey made by Myers Surveying Company, Inc. in January 1999. Iron pins set are 30" x 1" (O.D.) with an orange plastic cap inscribed "P.S. 6579". Basis of bearings is the north line of 6 Acre tract conveyed to The City Club as shown of record in Deed Book 1757, Page 120 held as South 86 degrees 20 minutes 00 seconds East and as per HOOVER DAM AND RESERVOIR survey plat on file at the City of Columbus Division of Water.

Situated in the State of Ohio, County of Franklin, Township of Blendon, being a part of Quarter Township 1, Township 2, Range 17, United States Military Lands and being part of the 26.625 Acre tract conveyed to George L. and Elizabeth P. Henry, as shown of record in Instrument Number 199901250018770, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a set iron pipe in the centerline of Walnut Street (60 feet wide), said pipe being North 86 degrees 18 minutes 27 seconds West, 15.00 feet from FCGS Monument Box No 5280 at the centerline intersection of said Walnut Street and Cabbage Road (width varies), and being the northeast corner of said 26.625 Acre tract;

Thence, along the east line of said 26.625 Acre tract and the west line of said Cabbage Road, South 03 degrees 39 minutes 45 seconds West, 667.88 feet to a set iron pipe;

Thence, across said 26.625 Acre tract, North 86 degrees 20 minutes 16 seconds West, 300.00 feet to a set iron pipe (passing a set iron pipe at 85.36 feet);

Thence, continuing across said 26.625 Acre tract, North 68 degrees 59 minutes 27 seconds West, 342.89 feet to a found concrete monument at an angle point in the west line of said 26.625 Acre tract, and in the east line of the 29.12 Acre tract conveyed to the City of Columbus (Deed Book 1716, Page 74);

Thence, along part of the west line of said 26.625 Acre tract, and part of the east line of said 29.12 Acre tract the following seven (7) courses:

- 1) North 10 degrees 55 minutes 34 seconds West, 77.96 feet to a found concrete monument;
- 2) North 68 degrees 54 minutes 02 seconds West, 189.81 feet to a found concrete monument;
- 3) South 79 degrees 46 minutes 12 seconds West, 519.54 feet to a found concrete monument;
- 4) North 26 degrees 09 minutes 18 seconds West, 155.01 feet to a found concrete monument;
- 5) South 87 degrees 47 minutes 23 seconds East, 456.90 feet to a found concrete monument;
- 6) North 70 degrees 01 minutes 40 seconds East, 307.03 feet to a found concrete monument;
- 7) North 53 degrees 23 minutes 22 seconds West, 57.85 feet to a found concrete monument;

Thence, across said 26.625 Acre tract the following three (3) courses:

- 1) North 54 degrees 27 minutes 30 seconds East, 147.70 feet to a set iron pipe;
- 2) North 66 degrees 16 minutes 15 seconds East, 262.35 feet to a set iron pipe;
- 3) North 26 degrees 23 minutes 02 seconds East, 100.00 feet to a set iron pipe in the centerline of Walnut Street (passing a set iron pipe at 70.00 feet);

Thence, along the centerline of said Walnut Street, South 63 degrees 36 minutes 58 seconds East, 126.28 feet to a found solid iron pin at an angle point;

Thence, continuing along said centerline of Walnut Street, South 86 degrees 18 minutes 27 seconds East, 217.46 feet to the place of beginning CONTAINING 10.620 ACRES subject however, to all legal highways, easements, leases and restrictions of record, and of records in the respective utility offices.

The foregoing plat was prepared from an actual field survey made by Myers Surveying Company, Inc. in January 1999. Iron pins set are 30" x 1" (O.D.) with an orange plastic cap inscribed "P.S. 6579". Basis of bearings is the north line of 6 Acre tract conveyed to The City Club as shown of record in Deed Book 1757, Page 120 held as South 86 degrees 20 minutes 00 seconds East and as per HOOVER DAM AND RESERVOIR survey plat on file at the City of Columbus Division of Water.

5.630 ACRES  
(Lot D)

Situated in the State of Ohio, County of Franklin, Township of Blendon, being a part of Quarter Township 1, Township 2, Range 17, United States Military Lands and being part of the 26.625 Acre tract conveyed to George L. and Elizabeth P. Henry, as shown of record in Instrument Number 199901250018770, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a found iron pipe in the west line of Cabbage Road at the southeast corner of said 26.625 Acre tract, and the northeast corner of a 6 Acre tract conveyed to The City Club as shown of record in Deed Book 1757, Page 120;

Thence, along the south line of said 26.625 Acre tract and along a north line of said 6 Acre tract, North 86 degrees 20 minutes 00 seconds West, 964.17 feet to a found concrete monument at the southwest corner of said 26.625 Acre tract (passing a found solid iron pin at 36.56 feet), and being on the east line of a 29.12 Acre tract conveyed to the City of Columbus as shown of record in Deed Book 1716, Page 74.

Thence, along part of the west line of said 26.625 Acre tract, and part of the east line of said 29.12 Acre tract the following six (6) courses:

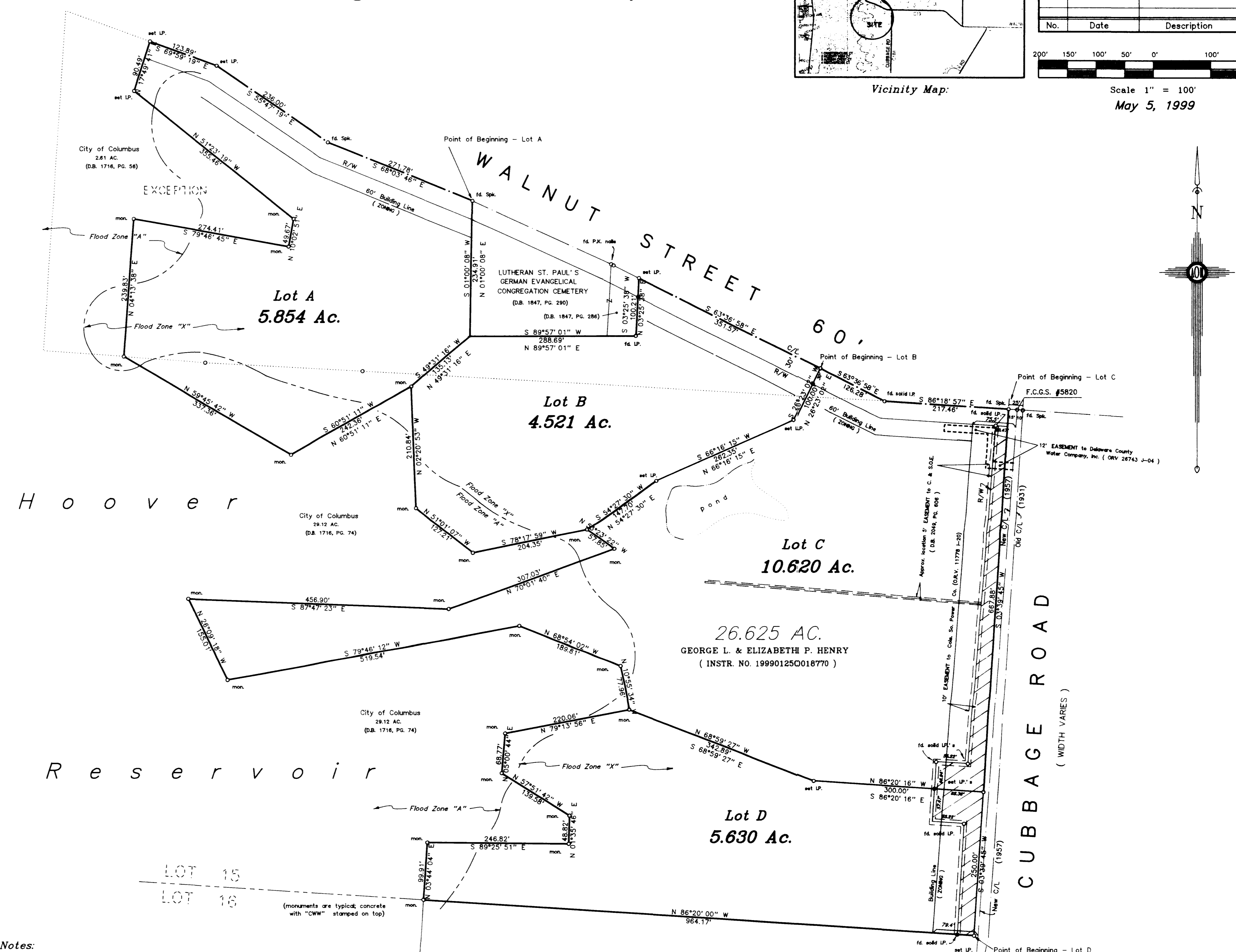
- 1) North 03 degrees 44 minutes 04 seconds East, 99.91 feet to a found concrete monument;
- 2) South 89 degrees 25 minutes 51 seconds East, 246.82 feet to a found concrete monument;
- 3) North 01 degree 35 minutes 46 seconds East, 48.82 feet to a found concrete monument;
- 4) North 57 degrees 51 minutes 42 seconds West, 139.58 feet to a found concrete monument;
- 5) North 05 degrees 00 minutes 44 seconds East, 68.77 feet to a found concrete monument;
- 6) North 79 degrees 13 minutes 56 seconds East, 220.06 feet to a found concrete monument;

Thence, across said 26.625 Acre tract, South 68 degrees 59 minutes 27 seconds East, 342.89 feet to a set iron pipe;

Thence, continuing across said 26.625 Acre tract, South 86 degrees 20 minutes 16 seconds East, 300.00 feet to a set iron pipe in the east line of said 26.625 Acre tract (west line of said Cabbage Road), passing a set iron pipe at 214.64 feet;

Thence, along part of the east line of said 26.625 Acre tract and the west line of said Cabbage Road, South 03 degrees 39 minutes 45 seconds West, 250.00 feet to the place of beginning CONTAINING 5.630 ACRES subject however, to all legal highways, easements, leases and restrictions of record, and of records in the respective utility offices.

The foregoing plat was prepared from an actual field survey made by Myers Surveying Company, Inc. in January 1999. Iron pins set are 30" x 1" (O.D.) with an orange plastic cap inscribed "P.S. 6579". Basis of bearings is the north line of 6 Acre tract conveyed to The City Club as shown of record in Deed Book 1757, Page 120 held as South 86 degrees 20 minutes 00 seconds East and as per HOOVER DAM AND RESERVOIR survey plat on file at the City of Columbus Division of Water.



- Notes:
- 1) [Symbol] Denotes 0.633 Acre tract appropriated by Franklin County Commissioners as per Cabbage Road Section "A" R/W plane dated November 16, 1956.
  - 2) F.E.M.A. Flood Zone Designation: Flood Zones "X" and "A" as per Flood Insurance Rate Maps 390167 01570 & 390167 01800. (Flood line shown hereon is scaled from said maps).
  - 3) The 60' Building Line (ZONING) shown hereon is measured from the centerline of Walnut Street and Cabbage Road.

### Easements:

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
Commitment Nos. 85184933, 85184935 & 85184936

SCHEDULE B - SECTION II

Easement to Columbus Southern Power Company of record in Official Record 11778, page 1-20; PLOTTED.

Easement to The Columbus Railway Power & Light Company of record in Deed Book 968, page 495; BLANKET EASEMENT.

Easement to Delaware County Water Company, Inc. of record in Official Record 26743, page J-04; PLOTTED.

Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 2049, page 606; PLOTTED.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4793-37 Ohio Revised Code. Iron pins set are 30" x 1" (O.D.) with an orange plastic cap inscribed "P.S. 6579". Basis of bearings is the north line of The City Club, 6 Acre tract held as S. 86° 20' 00" E., as per HOOVER DAM AND RESERVOIR survey plat on file at the City of Columbus Division of Water.

*Matthew D. Farley* 5-5-99  
Matthew D. Farley, Professional Surveyor No. 7566



**Myers Surveying**  
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Bexley, Ohio 43208-2577  
(614) - 235 - 8677