

PLAT OF ACREAGE PARCELS

LOCATED IN SECTION 12, TOWNSHIP 21, AND
SECTION 7, TOWNSHIP 16, RANGE 20, REFUGEE LANDS
CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO

Earl E. Fisher, Sr. et al. (3)
5.966 Ac.

PARCEL 1

Situate in the State of Ohio, County of Franklin, City of Reynoldsburg, and being located in Section 12, Township 21, and Section 7, Township 16, Range 20, Refugee Lands, being part of the tract of land conveyed to Reynoldsburg Partnership, by deed of record in Deed Book 3470, Page 730, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at a point in the centerline of Lancaster Avenue at the northeasterly corner of said Reynoldsburg Partnership tract, and being also the southeasterly corner of the 5.50 acre tract conveyed to Earl E. Fisher Sr. et al. (3), by deed of record in Deed Book 2667, Page 202;

thence along the centerline of said Lancaster Avenue, South 18° 34' 24" East, 227.79 feet to a point;

thence along the northerly right-of-way line of Wind River Drive, as dedicated by the plat of "TREEBOURNE VILLAGE," the following courses and distances:

South 71° 25' 36" West, 30.0 feet to a point;

South 26° 25' 36" West, along the arc of a curve to the right (Radius = 20.0 feet, Delta = 90° 00' 00"), a chord distance of 28.28 feet to the point of tangency of said curve;

South 71° 25' 36" West, 49.10 feet to a point of curvature of a curve to the right;

North 84° 06' 42" West, along the arc of said curve to the right (Radius = 175.0 feet, Delta = 48° 55' 24"), a chord distance of 144.93 feet to the point of tangency of said curve; and,

North 59° 39' 00" West, 210.39 feet to a point in the southeasterly line of the said "TREEBOURNE VILLAGE";

thence along said line, North 41° 05' 00" East, 205.06 feet to a point;

thence along the southerly line of said Earl E. Fisher Sr. et al. (3) 5.50 acre tract, South 87° 25' 00" East, 206.19 feet to the place of beginning, containing 1.843 acres, more or less.

Subject, however, to all legal highways, rights-of-way and/or easements of previous record.

PARCEL 2

Situate in the State of Ohio, County of Franklin, City of Reynoldsburg, being located in Section 12, Township 21, Range 20, Refugee Lands, and being part of the tract conveyed to Reynoldsburg Partnership, by deed of record in Deed Book 3470, Page 730, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at a point in the southerly right-of-way line of Wind River Drive, as dedicated by the plat of "TREEBOURNE VILLAGE," at the northeasterly corner of Lot No. 93 of said "TREEBOURNE VILLAGE";

thence along the southerly line of said Wind River Drive, South 59° 39' 00" East, 224.43 feet to a point of curvature of a curve to the left;

thence continuing along the southerly line of said Wind River Drive and the arc of said curve to the left (Radius = 225.0 feet, Sub-delta = 36° 06' 46"), a chord bearing and distance of South 77° 42' 23" East, 139.47 feet to a point;

thence along the westerly and northerly lines of the Treebourne, Ltd. 14.189 acre tract, of record in Deed Book 3298, Page 188, the following courses and distances:

South 15° 21' 35" West, along the arc of a curve to the left (Radius = 145.0 feet, Delta = 26° 13' 10"), a chord distance of 65.78 feet to the point of tangency of said curve;

South 2° 15' 00" West, 177.15 feet to a point;

South 89° 46' 00" West, 185.0 feet to a point;

South 2° 15' 00" West, 160.0 feet to a point;

South 82° 49' 27" West, 177.67 feet to a point;

South 2° 15' 00" West, 60.0 feet to a point; and,

North 87° 45' 00" West, 335.0 feet to a point in the southeasterly line of said "TREEBOURNE VILLAGE";

thence along the southeasterly line of said "TREEBOURNE VILLAGE," the following courses and distances:

North 9° 51' 00" East, 125.0 feet to a point;

North 34° 51' 00" East, 490.0 feet to a point; and,

North 48° 01' 30" East, 131.41 feet to the place of beginning, containing 5.948 acres, more or less.

EXCEPTING THEREFROM, the following described tract of land;

Situate in the State of Ohio, County of Franklin, City of Reynoldsburg, being located in Section 12, Township 21, Range 20, Refugee Lands, and being 0.516 acre conveyed to Treebourne, Ltd. by deed of record in Deed Book 3298, Page 188, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at a point at the northwesterly corner of the Ruth Roshon and Mary Tobin 13.729 acre tract, being also the northeasterly corner of the Treebourne, Ltd. 14.189 acre tract of record in Deed Book 3298, Page 188;

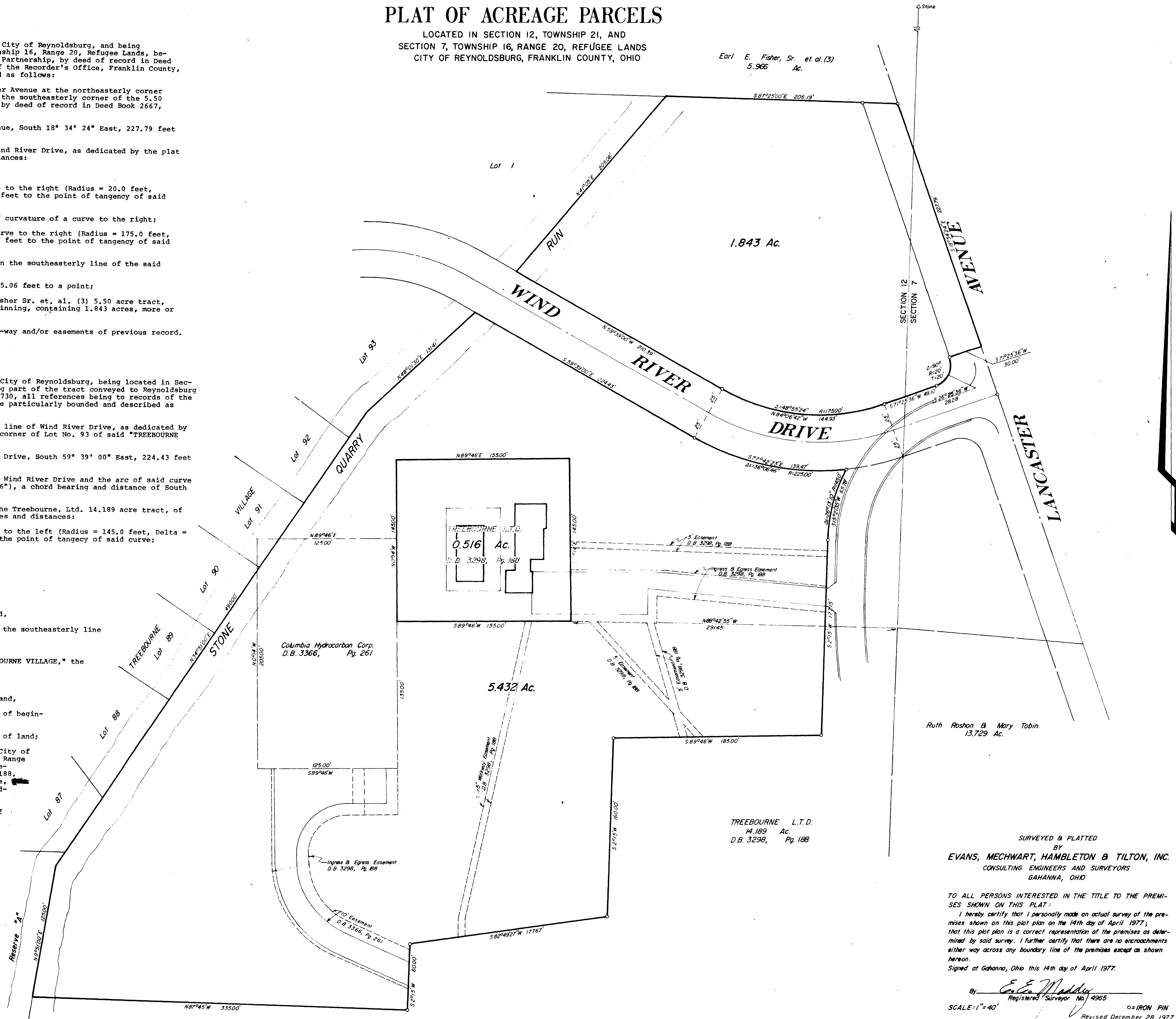
thence North 88° 42' 55" West, 291.45 feet to a point and being the true place of beginning and the southeasterly corner of the tract herein intended to be described;

thence South 89° 46' 00" West, 155.0 feet to a point;

thence North 0° 14' 00" West, 145.00 feet to a point;

thence North 89° 46' 00" East, 155.0 feet to a point;

thence South 0° 14' 00" East, 145.0 feet to the place of beginning, containing 0.516 acre, more or less, leaving a net acreage of 5.432 acres, more or less.



Ruth Roshon & Mary Tobin
13.729 Ac.

TREEBOURNE L.T.D.
14.189 Ac.
D.B. 3298, Pg. 188

SURVEYED & PLATTED
BY
EVANS, MECHWART, HAMBLETON & TILTON, INC.
CONSULTING ENGINEERS AND SURVEYORS
GAHANNA, OHIO

TO ALL PERSONS INTERESTED IN THE TITLE TO THE PREMISES SHOWN ON THIS PLAT:
I hereby certify that I personally made an actual survey of the premises shown on this plat on the 14th day of April 1977; that this plat is a correct representation of the premises as determined by said survey. I further certify that there are no encroachments either way across any boundary line of the premises except as shown hereon.
Signed at Gahanna, Ohio this 14th day of April 1977.

By Earl E. Fisher, Sr.
Registered Surveyor No. 4965
SCALE: 1" = 40' IRON PIN
Revised December 28, 1977