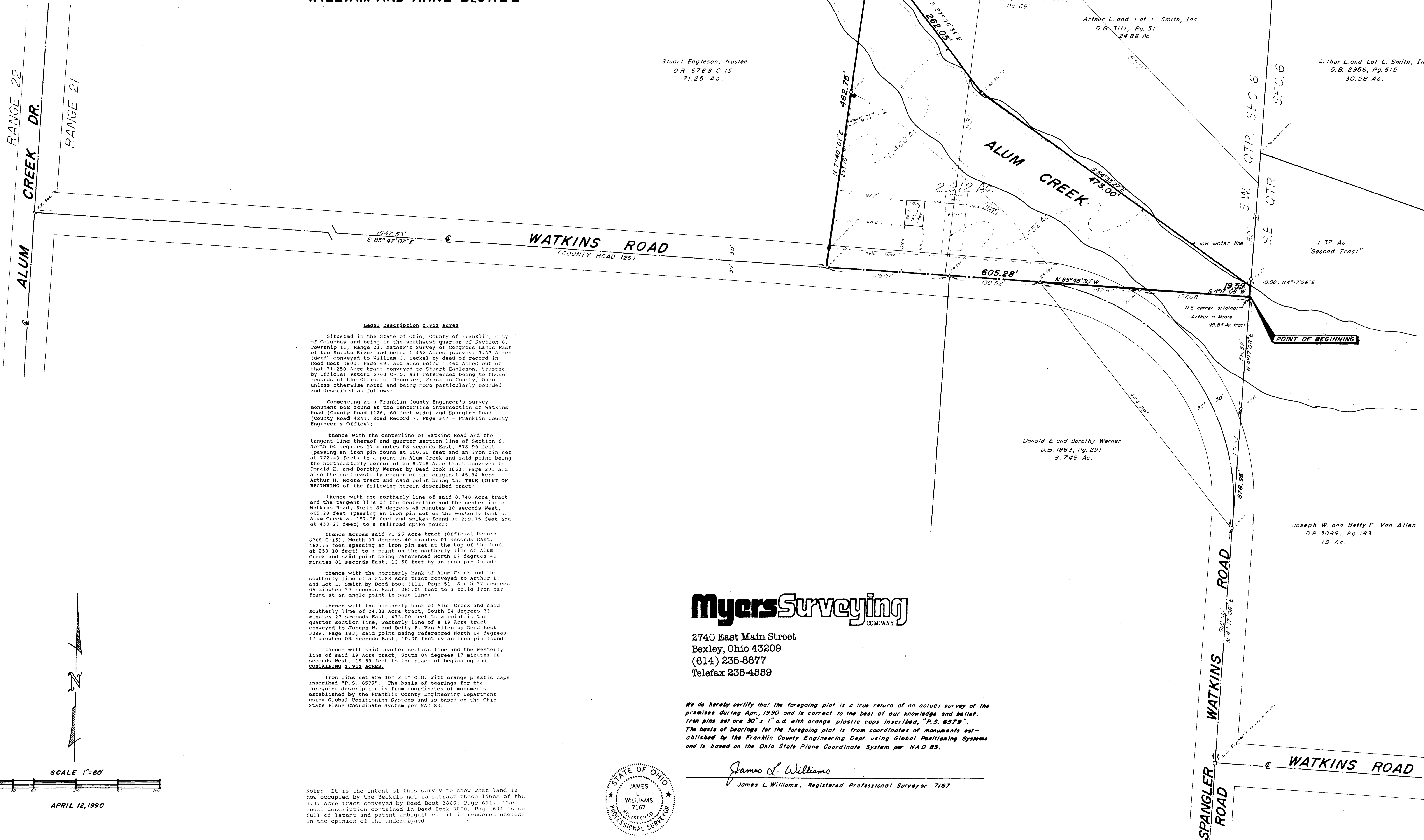


PLAT OF SURVEY OF A 2.912 ACRE TRACT
 SITUATED IN THE SOUTHWEST QTR. SECTION 6, TOWNSHIP 11, RANGE 21, MATHEW'S SURVEY OF CONGRESS LANDS EAST OF THE SCIOTO RIVER
 STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS

FOR
WILLIAM AND ANNE BECKEL



Legal Description 2.912 Acres
 Situated in the State of Ohio, County of Franklin, City of Columbus and being in the southwest quarter of Section 6, Township 11, Range 21, Mathew's Survey of Congress Lands East of the Scioto River and being 1.452 Acres (survey) 3.37 Acres (deed) conveyed to William C. Beckel by deed of record in Deed Book 3800, Page 691 and also being 1.460 Acres out of that 71.250 Acre tract conveyed to Stuart Eagleson, trustee by Official Record 6768 C-15, 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 Franklin County Engineer's survey monument box found at the centerline intersection of Watkins Road (County Road #126, 60 feet wide) and Spangler Road (County Road #241, Road Record 7, Page 347 - Franklin County Engineer's Office):

thence with the centerline of Watkins Road and the tangent line thereof and quarter section line of section 6, North 04 degrees 17 minutes 08 seconds East, 878.95 feet (passing an iron pin found at 550.50 feet and an iron pin set at 772.43 feet) to a point in Alum Creek and said point being the northeasterly corner of an 8.748 Acre tract conveyed to Donald E. and Dorothy Werner by Deed Book 1863, Page 291 and also the northeasterly corner of the original 45.84 Acre Arthur H. Moore tract and said point being the **TRUE POINT OF BEGINNING** of the following herein described tract:

thence with the northerly line of said 8.748 Acre tract and the tangent line of the centerline and the centerline of Watkins Road, North 85 degrees 48 minutes 30 seconds West, 605.28 feet (passing an iron pin set on the westerly bank of Alum Creek at 157.08 feet and spikes found at 299.75 feet and at 430.27 feet) to a railroad spike found:

thence across said 71.25 Acre tract (Official Record 6768 C-15), North 07 degrees 40 minutes 01 seconds East, 462.75 feet (passing an iron pin set at the top of the bank at 253.10 feet) to a point on the northerly line of Alum Creek and said point being referenced North 07 degrees 40 minutes 01 seconds East, 12.50 feet by an iron pin found:

thence with the northerly bank of Alum Creek and the southerly line of a 24.88 Acre tract conveyed to Arthur L. and Lot L. Smith by Deed Book 3111, Page 51, South 37 degrees 05 minutes 33 seconds East, 262.05 feet to a solid iron bar found at an angle point in said line:

thence with the northerly bank of Alum Creek and said southerly line of 24.88 Acre tract, South 54 degrees 33 minutes 27 seconds East, 473.00 feet to a point in the quarter section line, westerly line of a 19 Acre tract conveyed to Joseph W. and Betty F. Van Allen by Deed Book 3089, Page 183, said point being referenced North 04 degrees 17 minutes 08 seconds East, 10.00 feet by an iron pin found:

thence with said quarter section line and the westerly line of said 19 Acre tract, South 04 degrees 17 minutes 08 seconds West, 19.59 feet to the place of beginning and **CONTAINING 2.912 ACRES.**

Iron pins set are 3/8" x 1" O.D. with orange plastic caps inscribed "P.S. 6579". The basis of bearings for the foregoing description is from coordinates of monuments established by the Franklin County Engineering Department using Global Positioning Systems and is based on the Ohio State Plane Coordinate System per NAD 83.

Note: It is the intent of this survey to show what land is now occupied by the Beckels not to retract those lines of the 3.37 Acre Tract conveyed by Deed Book 3800, Page 691. The legal description contained in Deed Book 3800, Page 691 is so full of latent and patent ambiguities, it is rendered useless in the opinion of the undersigned.

MyersSurveying
 COMPANY

2740 East Main Street
 Bexley, Ohio 43209
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We do hereby certify that the foregoing plat is a true return of an actual survey of the premises during Apr., 1990 and is correct to the best of our knowledge and belief. Iron pins set are 3/8" x 1" o.d. with orange plastic caps inscribed, "P.S. 6579". 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

