DESCRIPTION

Situate in the State of Ohio, City of Columbus, being a part of the Southeast Quarter of Section 26, Township 12, Range 21, Refugee Lands, and being a part of a 51.63 acre tract conveyed to Mabel M. Varner and Dorothy M. Evans by Mabel M. Varner, Trustee under the Will of Lester L. Motz, dated September 22, 1982 and recorded in Official Record 02070 J 18 and as conveyed to Mabel Varner and Dorothy Evans by Certificate of Transfer of the Estate of Wilda Motz, dated May 12, 1983 and recorded in Official Record 02785 I 09 of the Deed Records of Franklin County, Ohio and more particularly described as follows:

Commencing at a railroad spike in the intersection of the centerlines of Refugee Road, also known as Columbus Street and Brice Road; thence, along the centerline of Brice Road and the east line of said Southeast Quarter of Section 26, S 04°30'00" W 518.32 feet to a PK nail in the northeast corner of the tract herein described, being the southeast corner of a 0.367 acre parcel of land conveyed to Roy D. and Mary E. Walton, recorded in Deed Book 2085, Page 423 and being the true point of beginning;

Thence, continuing with the centerline of Brice Road and the east line of said Southeast Quarter of Section 26, S 04°30'00" W 150.00 feet to a PK nail in the southeast corner of the tract herein described, said corner being located N 04°30'00" E 694.65 feet from a monument in the southeast corner of said Southeast Quarter of Section 26;

Thence, through lands of grantors the following three courses: N 85°45'00" W 330.00 feet, passing a stone monument at 40.00 feet to a stone monument, N 04°30'00" E 150.00 feet to a stone monument, S 85°45'00" E 130.00 feet to an iron pin in the southwest corner of aforementioned 0.367 acre tract of Walton, said iron pin being a corner in the Columbus - Village of Brice Corporation line;

Thence, with the south property line of said Walton and said corporation line S 85°45'00" E 200.00 feet, passing a stone monument at 160.00 feet and passing an iron pin at 179.95 feet to the true point of beginning, containing 1.136 acres, more or less, or 49,500 square feet, more or less.

LEGEND

Valve, Gas(G.V.) or Water (W.V.)	Electric Line
Manhole	Telephone Line
Drop Inlet	Underground Telephone Line
Light Pole	Gas Line
Power Pole	Water Line
Telephone Pole	Storm Sewer Line
Guy Wire	Sanitary Sewer Line
Temporary Bench Mark (T.B.M.)	Building Line
Iron Pin or Spike Found	Centerline
Iron Pin or Spike Set	Right-of-Way Line
Concrete Monument Set	Corporation Boundary
Direction of Traffic	Property Line

SURVEYOR'S CERTIFICATE

I hereby certify to the United States Postal Service and Lawyers Title Insurance Corporation, that this survey has been prepared from field measurements and is in accordance with descriptions furnished to this office and that the data shown hereon to the best of my knowledge is true and correct and there are no encroachments, above grade from adjoining properties, other than those shown.

STATE OF OHIO · RODNEY K. BENNETT · S-6007 · REGISTERED SURVEYOR

By Rodney K. Bennett
Registered Surveyor Ohio 6007
Rodney K. Bennett
Date : 9-18-86
Revised: 9-4-87

BENCH MARK: Franklin County BM "J 21 Reset" BP on N.E Corner of Refugee Road Bridge No. TRU 14-8.03, 0.10 Mile W. along Refugee Road from the junction with Brice Road, in Brice, 21 ft. N. of C/L of Refugee Road. Elev. 776.642

T.B.M. No. 1 East Rim Sanitary M.H. No. 13' Elev. 773.38

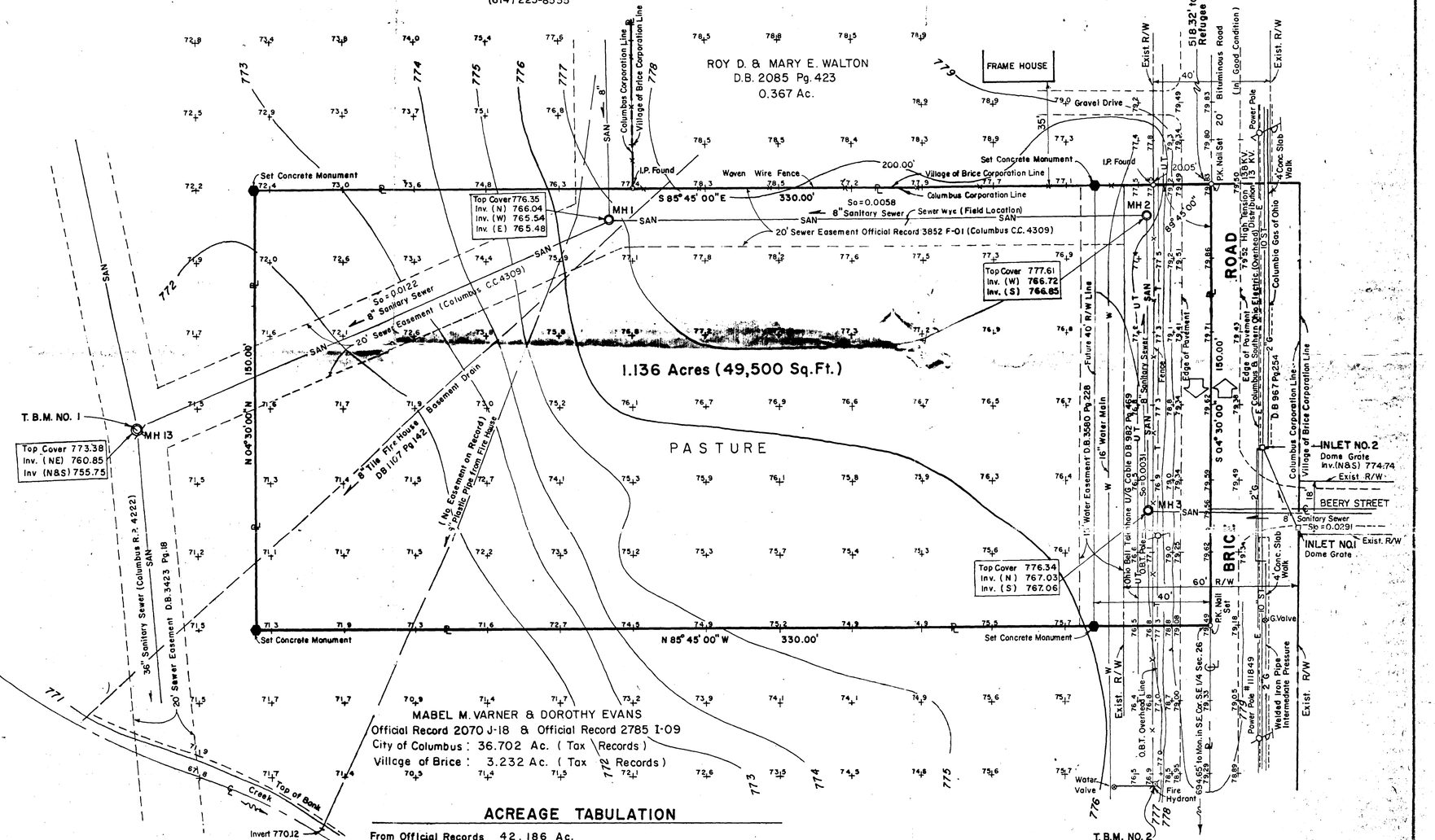
T.B.M. No. 2. North Bolt Fire Hydrant, 55' South of South Property Line Elev. 778.91

NOTES

1) Bearings are Magnetic and based on bearings of the deed descriptions of the tract of which this parcel is a part.
2) Bench marks are on National Geodetic Vertical Datum of 1929.
3) Underground utility locations are approximate and are based on information received verbally and/or by location maps from utility companies along with evidence from surveys.
4) UTILITY OWNERS (Location information)

WATER	Division of Water, City of Columbus, 910 Dublin Road, Columbus, Ohio 43215, (614) 222-7788
SEWERS	Division of Sewerage and Drainage, 90 W. Broad Street, Columbus, Ohio 43215, (614) 222-8156
GAS	Columbia Gas of Ohio Inc., 200 Civic Center Drive, Columbus, Ohio 43215, (614) 460-6309
ELECTRIC	Columbus and Southern Ohio Electric Co., 215 N. Front Street, Columbus, Ohio 43215, (614) 464-7911
TELEPHONE	Ohio Bell Telephone Co., 150 E. Gay Street, Columbus, Ohio 43215, (614) 223-8535

5) Add 700 to all ground topographic elevations.
6) No trees are on the premises.
7) No official building line has been established.
8) Zoning of the site is Agricultural.
9) No existing curbs or sidewalks are on the west side of Brice Road.



ACREAGE TABULATION

From Official Records	42.186 Ac.	
	- 0.223 Ac.	Mabel M. Varner O.R. 3381-D08
	41.963 Ac.	
	- 0.124 Ac.	M.E. Jr. & J.C. Evans O.R. 6546-A11
	41.839 Ac.	
	- 0.275 Ac.	Dorothy J. Evans O.R. 3381-D10
	41.564 Ac.	(39.934 Tax Records)
	- 1.136 Ac.	Future Post Office Site
Residue :	40.428 Ac.	
of which	36.341 Ac.	is in the City of Columbus
and	4.087 Ac.	is in the Village of Brice

BASE FLOOD ELEVATION = 776.0
For a 100 Year Flood in Zone A2 as shown in Panel No. 390167-0145B, dated July 5, 1983 of the F.E.M.A.-F.I.S. Map.

UNITED STATES POSTAL SERVICE - CENTRAL REGION
FRESNO 200 W. BROADWAY ROOM 508 LOUISVILLE, KY. 40202

NO.	REVISIONS	DATE
DATE		

UNITED STATES POST OFFICE
PROPOSED SITE NO. 1
BRICE, OHIO

BENATEC ASSOCIATES INC.
CIVIL ENGINEERS AND SURVEYORS
COLUMBUS, OHIO

U.S.MAIL

SHT 1 OF —

DRAWING No.

☆ U.S. GOVERNMENT PRINTING OFFICE: 1986-641-