

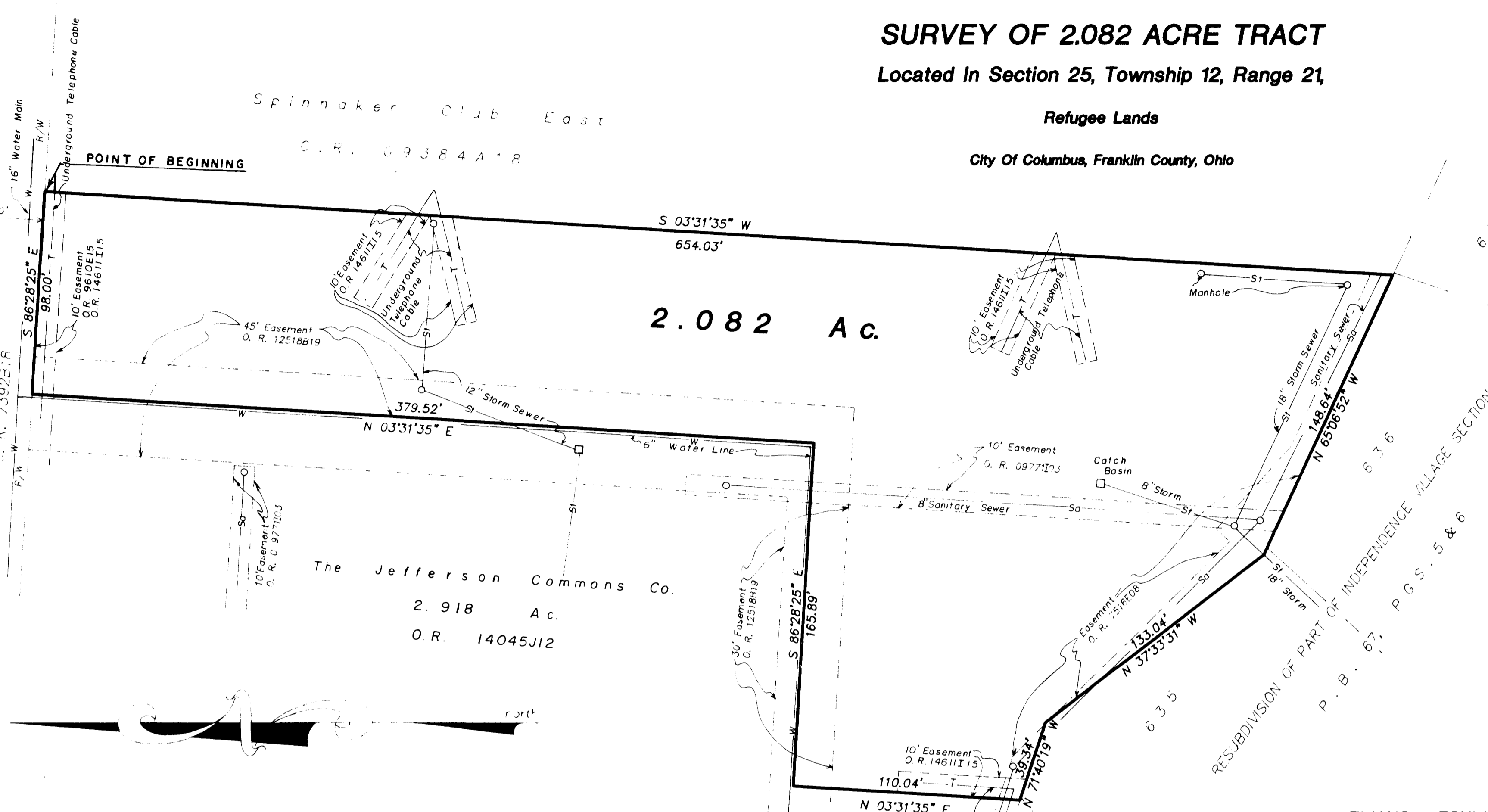
# SURVEY OF 2.082 ACRE TRACT

Located In Section 25, Township 12, Range 21,

Refugee Lands

City Of Columbus, Franklin County, Ohio

TUSSING ROAD



2.082 A.C.

The Jefferson Commons Co.  
2.918 A.C.  
O.R. 14045J12

RESUBDIVISION OF PART OF INDEPENDENCE VILLAGE SECTION 13  
P. B. 67, P. G. S. 5 & 6

Situate in the State of Ohio, County of Franklin, City of Columbus, being located in Section 25, Township 12, Range 21, Refugee Lands and being 2.174 acres of the 5.000 acre tract conveyed to Leonard Real Estate Investments, by deed of record in Official Record 7386A08, all references being to records in the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the southerly right-of-way line of Tussing Road, at the northeasterly corner of said Leonard Real Estate Investments 5.000 acre tract, said point also being in the westerly line of the 9.605 acre tract conveyed to Spinnaker Club East, by deed of record in Official Record 9384A13;

thence South 3° 31' 35" West, along said westerly line of Spinnaker Club East 9.605 acre tract, a distance of 654.03 feet to the southwesterly corner of said tract;

thence North 65° 06' 52" West, along the northerly line of "INDEPENDENCE VILLAGE SECTION 13", as the plat of same is of record in Plat Book 65, Page 7, a distance of 148.64 feet to an angle point in said line;

thence North 37° 33' 31" West, continuing along said northerly line of "INDEPENDENCE VILLAGE SECTION 13", a distance of 133.04 feet to an angle point in said line;

thence North 71° 40' 19" West, continuing along said northerly line, a distance of 39.34 feet to a point;

thence North 3° 31' 35" East, a distance of 110.04 feet to a point;

thence South 86° 28' 25" East, a distance of 165.89 feet to a point;

thence North 3° 31' 35" East, a distance of 379.52 feet to a point in the southerly right-of-way line of Tussing Road;

thence South 86° 28' 25" East, along said right-of-way line of Tussing Road, being 40 feet southerly, as measured at right angles and parallel with the centerline of Tussing Road, a distance of 98.00 feet to the place of beginning, containing 2.082 acres, more or less.

NOTES:

Bearings shown hereon are based on the same meridian as bearings contained in deed of record in Deed Book 3702, Page 199.

Blanket Easement granted to Ohio Midland Light & Power Co. of record in D. B. 1305, Pg. 225.

Subject property does not lie within an area designated as a Flood Hazard by the U.S. Department of HUD.

Surveyed & Platted By  
**EVANS, MECHWART, HAMLETON & TILTON**  
CONSULTING ENGINEERS AND SURVEYORS  
170 MILL STREET  
GAHANNA, OHIO 43230  
614/471-5150

I hereby certify to County Savings Bank and Columbus Title Insurance Company that the survey prepared by me entitled "SURVEY OF 2.082 ACRE TRACT" was actually made upon the ground and that it and the information, courses and distances shown hereon are correct, that the title lines and lines of actual possession are the same, that size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property, and that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted hereon. This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1986.

By Thomas D. Sibbalds  
Thomas D. Sibbalds  
Registered Surveyor No. 5908  
SCALE 1" = 40' JULY 16, 1991

