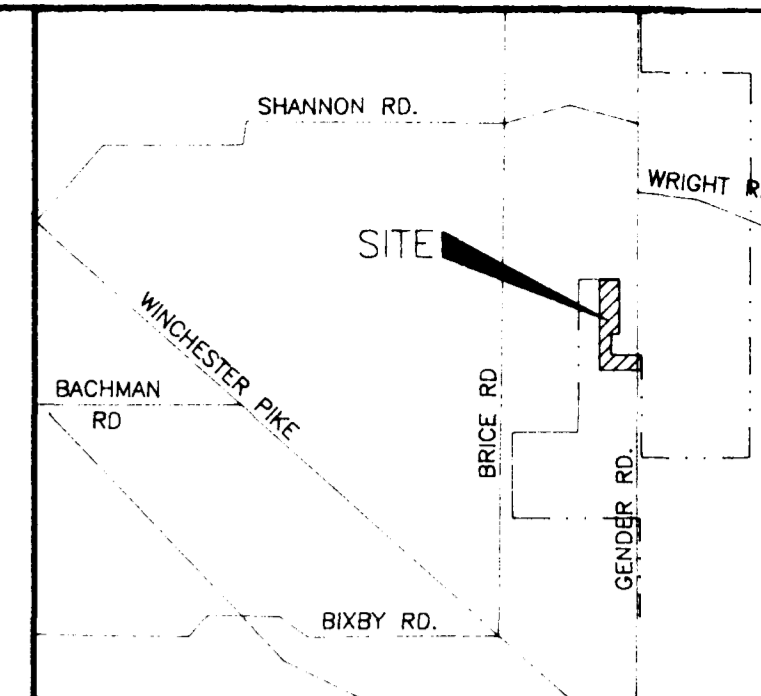
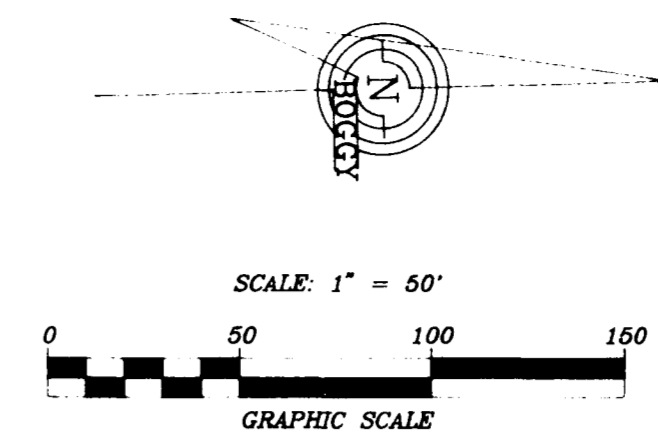
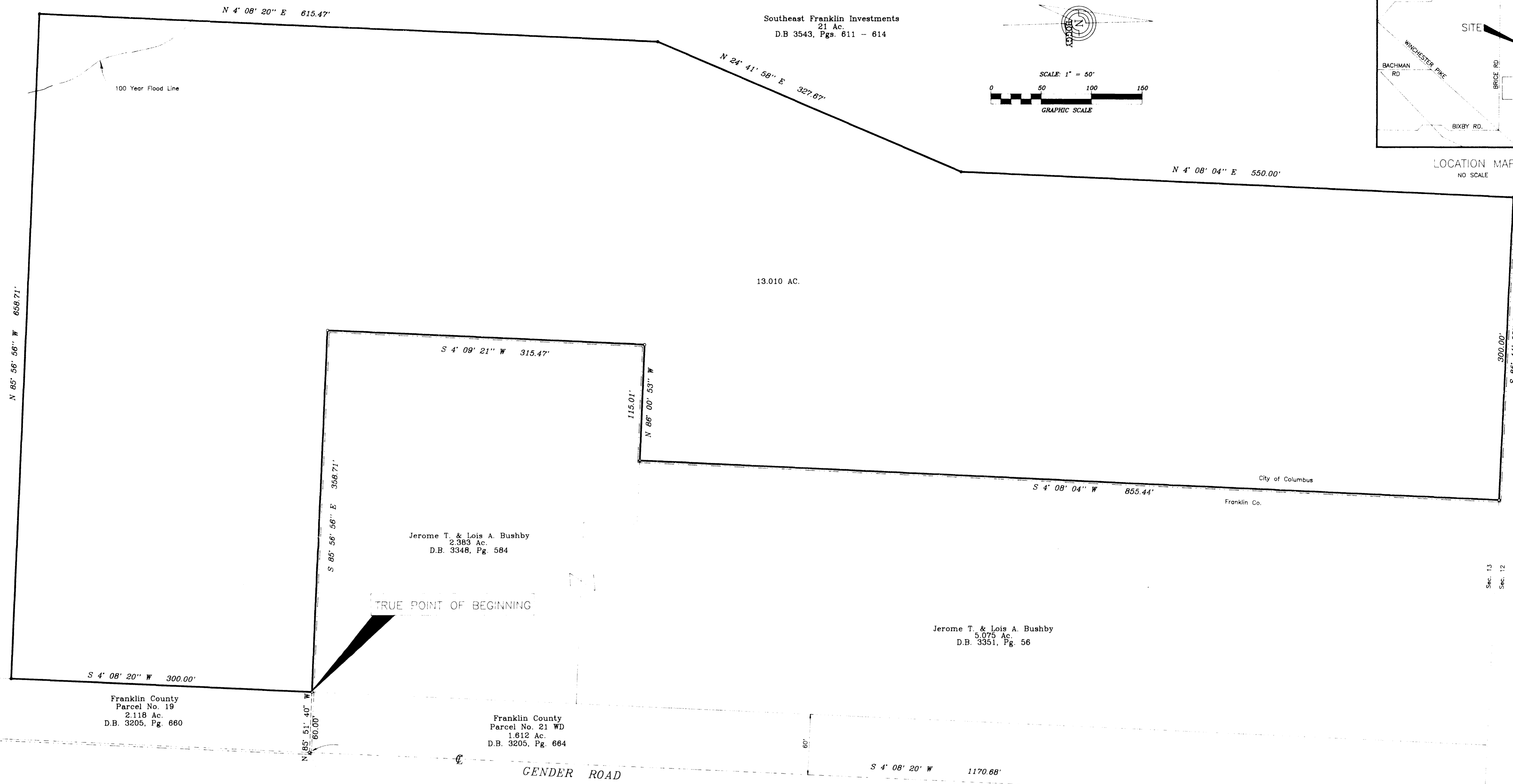


Southeast Franklin Investments  
21 Ac.  
D.B. 3543, Pgs. 611 - 614

Southeast Franklin Investments  
21 Ac.  
D.B. 3543, Pgs. 611 - 614



LOCATION MAP  
NO SCALE



Dorothy Ickes Etal  
56.4882 Ac.  
D.B. 2806, Pg. 302

Sta. 13  
Sta. 12

R.R. Spike Fnd.  
Sta. 66+53.18

R.R. Spike Fnd.  
Sta. 93+61.69

Situated in the State of Ohio, County of Franklin, City of Columbus being part of the northwest quarter of Section 13, Township 11, Range 21, Congress Lands and containing 13.010 acres of land, more or less, being all out of those tracts of land conveyed to Southeast Franklin Investment Co., by deed of record in Deed Book 3543, Pages 611 through 614 inclusive (all references used in this description refer to the records of the Recorder's Office, Franklin County, Ohio) said 13.010 acres being more particularly described as follows:

Beginning, for reference, at a railroad spike found in the centerline of Gender Road, the northeast corner of a 1.612 acre tract of land conveyed to the County of Franklin by deed of record in Deed Book 3205, Page 664, said spike also being in the north line of Section 13;

thence S 4° 08' 20" W with the centerline of said Gender Road, the east line of said 1.612 acre tract a distance of 1170.68 feet to a point, the southeast corner of said 1.612 acre tract, the northeast corner of a 2.118 acre tract of land conveyed to the County of Franklin by deed of record in Deed Book 3205, Page 660;

thence N 85° 51' 40" W with the south line of said 1.612 acre tract, the north line of said 2.118 acre tract a distance of 60.00 feet to an iron pipe found in the southwest corner of said 1.612 acre tract, the northwest corner of said 2.118 acre tract, the southeast corner of a 2.383 acre tract conveyed to Jerome T. and Lois A. Bushby by deed of record in Deed Book 3348, Page 564, the true point of beginning;

thence from said true point of beginning S 4° 08' 20" W with the west line of said 2.118 acre tract a distance of 300.00 feet to an iron pipe set;

thence with a new division line across said Southeast Franklin Investment Co. tracts the following four (4) bearings and distances:

- 1) N 85° 56' 56" W a distance of 658.71 feet to an iron pipe set;
- 2) N 4° 08' 20" E a distance of 615.47 feet to an iron pipe set;
- 3) N 24° 41' 58" E a distance of 327.67 feet to an iron pipe set;
- 4) N 4° 08' 04" E a distance of 550.00 feet to an iron pipe set in the north line of said Section 13, the south line of 56.4882 acre tract, conveyed to Dorothy Ickes (et al) by deed of record in Deed Book 2806, Page 302;

thence S 85° 56' 56" E with the north line of said Section 13, the south line of said 56.4882 acre tract a distance of 300.00 feet to an iron pipe found, a northwest corner of a 5.075 acre tract conveyed to Jerome T. and Lois A. Bushby by deed of record in Deed Book 3351, Page 56;

thence S 4° 08' 04" W with a westerly line of said 5.075 acre tract a distance of 855.44 feet to an iron pipe found, a southwesterly corner of said 5.075 acre tract in a northerly line of said 2.383 acre tract;

thence N 86° 00' 53" W with a northerly line of said 2.383 acre tract a distance of 115.01 feet to an iron pipe found, a northwesterly corner of said 2.383 acre tract;

thence S 4° 09' 21" W with the westerly line of said 2.383 acre tract a distance of 315.47 feet to an iron pipe found, the southwesterly corner of said 2.383 acre tract;

thence S 85° 56' 56" E with the southerly line of said 2.383 acre tract a distance of 358.71 feet to the true point of beginning and containing 13.010 acres of land, more or less.

Subject to all restrictions, easements and rights-of-way of previous record.

The above description was prepared by Robert E. Blackburn, Ohio Registered Surveyor No. 6305, from information obtained from an actual field survey of the premises in June of 1992.

A bearing of S 4° 08' 20" W was used on the centerline of Gender Road as shown on the right-of-way plans for Gender-Wright-Brice Interconnector Sheet 2 of 18, Franklin County Engineer's Office.

*Robert E. Blackburn*  
Robert E. Blackburn  
Ohio Surveyor #6305

I hereby state to Massa Realty & Development Co. and M/I Schoetenstein Homes, Inc., its successors and assigns, that the survey prepared by me entitled "ALTA/ACSM Land Title Survey" was actually made upon the ground and that it and the information, courses and distance shown thereon are accurate, that the title lines and lines of actual possession are the same; that the size, location and type of buildings and visible 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 thereon; that all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land with the exception of sanitary sewer. 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 1988 and in accordance with the "Minimum Standards for Boundary Surveys in the State of Ohio" (Ohio Revised Code: 4733-17).

The 13.010 acres of land shown hereon is located in Zone B (areas between 100-500 year flood) as shown on the Flood Insurance Rate Map for the City of Columbus, Ohio, Community-Panel Number 390170 0100C, Map Revised: January 16, 1987.

*Robert E. Blackburn*  
Robert E. Blackburn  
Ohio Surveyor #6305

REFERENCE POINT

- 3/4" I.D. Iron Pipe Found
- 3/4" I.D. Iron Pipe Set

Robert E. Blackburn P.S.  
10177 Oxford Dr. N.W.  
Pickerington, Ohio 43147

ALTA/ACSM LAND TITLE SURVEY  
13.010 ACRE TRACT  
SOUTH SIDE OF RIGHT ROAD WEST  
SIDE OF GENDER ROAD  
COLUMBUS, OHIO

SCALE: 1" = 50'  
DWN: MOM CKD: REB DATE: 7-10-92