

- LEGEND**
- IPF ----- Iron Pin Found
 - IPS ----- Iron Pin Set
 - RRSS ----- Railroad Spike Set
 - RRSF ----- Railroad Spike Found
 - RBF ----- Rebar Found
 - Inst. No. --- Instrument Number
 - D.B., Pg. --- Deed Book, Page
 - O.R. ----- Official Record
 - Inst. No. --- Instrument Number
- FEATURE LEGEND**
- Light Pole
 - Power Pole
 - Guy Wire
 - Electric Rise
 - Catch Basin
 - Gas Marker
 - Sign
 - Telephone pedestal
 - Fire Hydrant
 - Telephone pedestal
 - STM --- Storm Sewer Line
 - SAN --- Sanitary Sewer Line
 - GAS --- Gas Line
 - OH --- Overhead Lines
 - WA --- Water Line
 - TEL --- Telephone Line
- TREE LEGEND**
- DECIDUOUS CONIFEROUS
- 3"-9"
 - 10"-14"
 - 15"-19"

DESCRIPTION OF A 54.667 ACRE TRACT OF LAND, LOCATED SOUTH OF GROVEPORT ROAD, WEST OF SWISHER ROAD, MADISON TOWNSHIP, FRANKLIN COUNTY, OHIO

Situated in the State of Ohio, County of Franklin, Township of Madison, being in Section 19, Township 11 North, Range 21 West, Congress Lands, and being a 54.667 acre tract of land comprising the southern portion of the original 96.587 acres conveyed as the First Tract to Schmidt Development Company, Ltd. by a deed of record in Instrument No. 1997070041113, all records herein of the Recorder's Office, Franklin County, Ohio, and said 54.667 acre tract of land being bounded and more particularly described as follows:

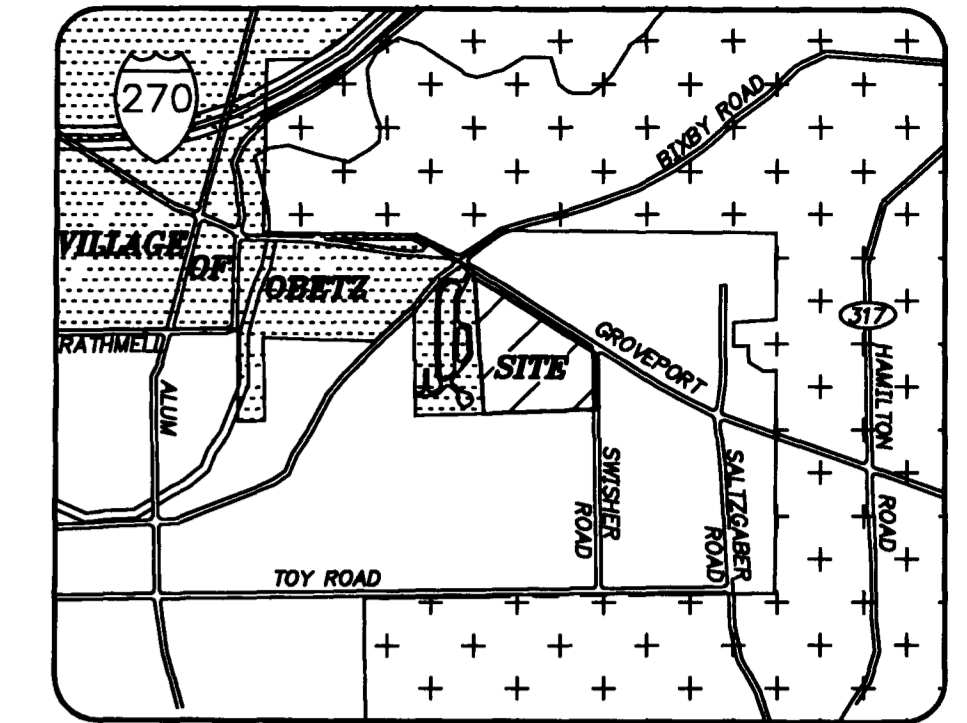
BEGINNING at the Franklin County monument "FCGS 4473" marking the southeast corner of said Section 19, the southwest corner of Section 20, the northwest corner of Section 29, and the northeast corner of Section 30, all in said Township 11 North, Range 21 West, and said monument also marking the southeast corner of the 54.667 acre tract described herein;

Thence North 86°18' 30" West, a distance of 1657.35 feet, along the line common to said Section 19 and 30, said line also being common to said 54.667 acre tract and a 94.99 acre tract conveyed to Shirley Steckman, et al (6) by a deed of record in Official Record 27563, A-01, to an iron pin found marking the south corner common to said 54.667 acre tract and Lot 118 in FAIRCHILD ESTATES SECTION 4 of record in Plat Book 87, Page 67;

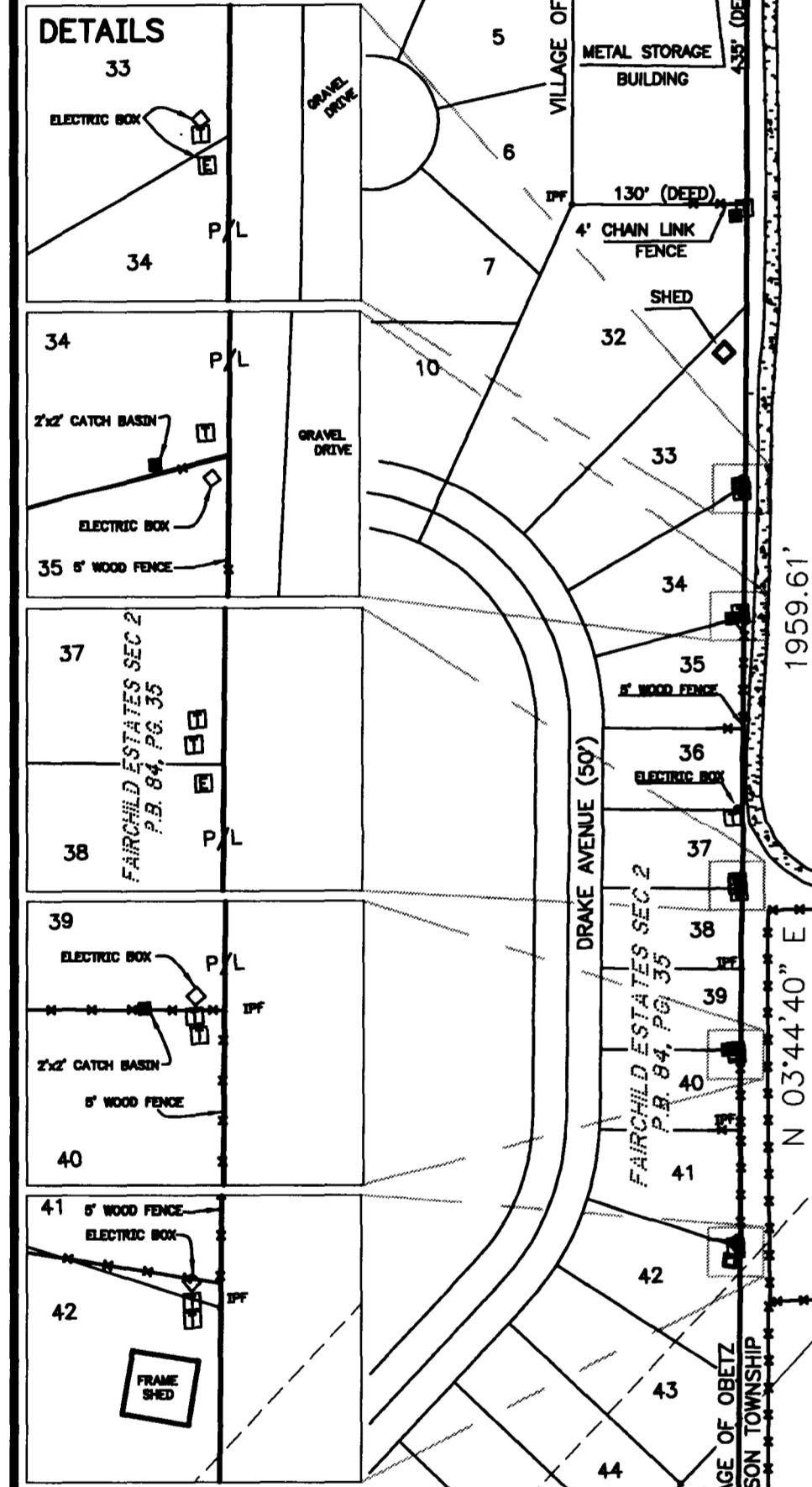
Thence North 03°44' 40" East, a distance of 1959.61 feet, along the line common to said 54.667 acre tract and said FAIRCHILD ESTATES SECTION 4, and then common to the east line of FAIRCHILD ESTATES SECTION 2, of record in Plat Book 84, Page 35, and a 1.52 acre tract conveyed to Leo R. Stimpfle and Donna L. Knodel, Trustees, by a deed of record in Official Record 29358, A-19, to an iron pin set marking the west corner common to said 54.667 acre tract and a 2.85 acre tract described to the Franklin County Commissioners in Road Record 19, Page 74;

Thence South 54°00' 34" East, a distance of 1962.72 feet, along the line common to said 54.667 and 2.85 acre tracts, to a railroad spike set in the line common to said Sections 19 and 20, marking the east corner common to said 54.667 and said 2.85 acre tracts, said line also being the centerline of Swisher Road (36.00 feet-wide), County Road 238;

Thence South 03°54' 40" West, a distance of 910.87 feet, along the line common to said Section 19 and 20, said line also being also being the centerline of said Swisher Road to the POINT OF BEGINNING, containing 54.667 acres of land, more or less.

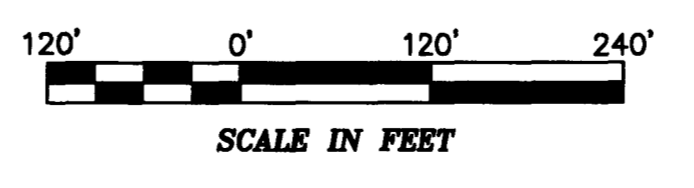


54.667 Acres
Schmidt Development Company, Ltd.
FIRST TRACT
(96.587 Total Acres Deed)
Inst. No. 1997070041113



BASIS OF BEARINGS:
 The bearings hereon are based on the Grid Bearing of North 03°47'47" East, along the line common to Sections 29 and 30 (T11N, R21W) from the Ohio State Plane Coordinate System, North Zone, as determined between Franklin County Engineer monuments FCGS 4472 and 4473 by a network of GPS observation in July 1999.

FLOOD ZONE:
 The subject premises is located in Zone X, areas determined to be outside 500-year flood plain, according to Panel No. 39049C0360 G of the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Map (FIRM), with an effective date of August 2, 1995, for Franklin County.



CERTIFICATION:
 I hereby certify that this survey has been made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted in 1997 by the American Land Title Association and the American Congress on Surveying and Mapping meeting the accuracy requirements of an urban survey, and is true and correct to the best of my knowledge and belief.

ALTA/ACSM Land Title Survey
 of
54.667 ACRES
 lying in
Section 19, Township 11 North, Range 21 West
CONGRESS LANDS
Madison Township, Franklin County, Ohio
 Scale: 1 in. = 120 Ft. Date: July, 1999

Prepared By:
R. D. Zande & Associates, Inc.
 1237 Dublin Road
 Columbus, Ohio 43215

Registered Surveyor No. 7385

