

DESCRIPTION OF 26.818 ACRES

LOT 21, QTR. TWP. 1, TWP 1, RANGE 16, U.S.M.L.  
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO

Situated in the State of Ohio, County of Franklin, Township of Jefferson, being part of Lot 21, Quarter Township 1, Township 1, Range 16, United States Military Lands, being all of the remainder of that original 53.417 acre tract (Tract III), as described in a deed to Colts Neck Limited Partnership, of record in Official Record Volume 27611, Page G12, all references being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at Franklin County Engineer's Monument Box No. 6613 at the centerline intersection of Havens Road (30 feet in width) and Waggoner Road (60 feet in width), being also the southeasterly corner of said 32.360 acre tract;

Thence North 85° 36' 58" West, along the centerline of Havens Road, the southerly line of said 32.360 acre tract, a distance of 1343.81 feet to a railroad spike found located 338.70 feet from Franklin County Engineer's Monument Box No. 5356;

Thence South 3° 29' 57" West, a distance of 15.00 feet to an iron pin set in the southerly right-of-way line of Havens Road;

Thence North 85° 36' 58" West, along said southerly right-of-way line, a distance of 138.56 feet to an iron pin set at the southeasterly corner of that 2.068 acre tract as described in a deed to Mark G. and Jennifer Eyen, of record in Instrument No. 200010240215107;

Thence North 4° 22' 40" East, along the easterly line of said 2.068 acre tract, passing an iron pin set at 45.00 feet, a total distance of 234.91 feet to an iron pin set at the most southerly corner of Lot 1 as shown and delineated upon the plat Creek Hollow Addition, a subdivision of record in Plat Book 97, Pages 51 and 52;

Thence along the perimeter of Creek Hollow Addition the following courses:

1. North 2359°22" East, a distance of 368.06 feet to an iron pin set at a corner common to Lot 2 and Lot 3;
2. North 6746°27" East, a distance of 94.37 feet to an iron pin set at a corner common to Lot 3 and Lot 4;
3. North 7844°36" East, a distance of 325.76 feet to an iron pin set at a corner common to Lot 4 and Reserve "A";
4. North 3913°22" East, a distance of 60.00 feet to an iron pin set in the southerly line of Lot 5;

5. With the arc of a non-tangent curve to the left, having a radius of 170.00 feet, a central angle of 58°42'13", an arc length of 174.18 feet, the chord of which bears South 80°07'44" East, a chord distance of 166.66 feet to an iron pin set;

6. North 7117°02" East, a distance of 13.48 feet to an iron pin set;

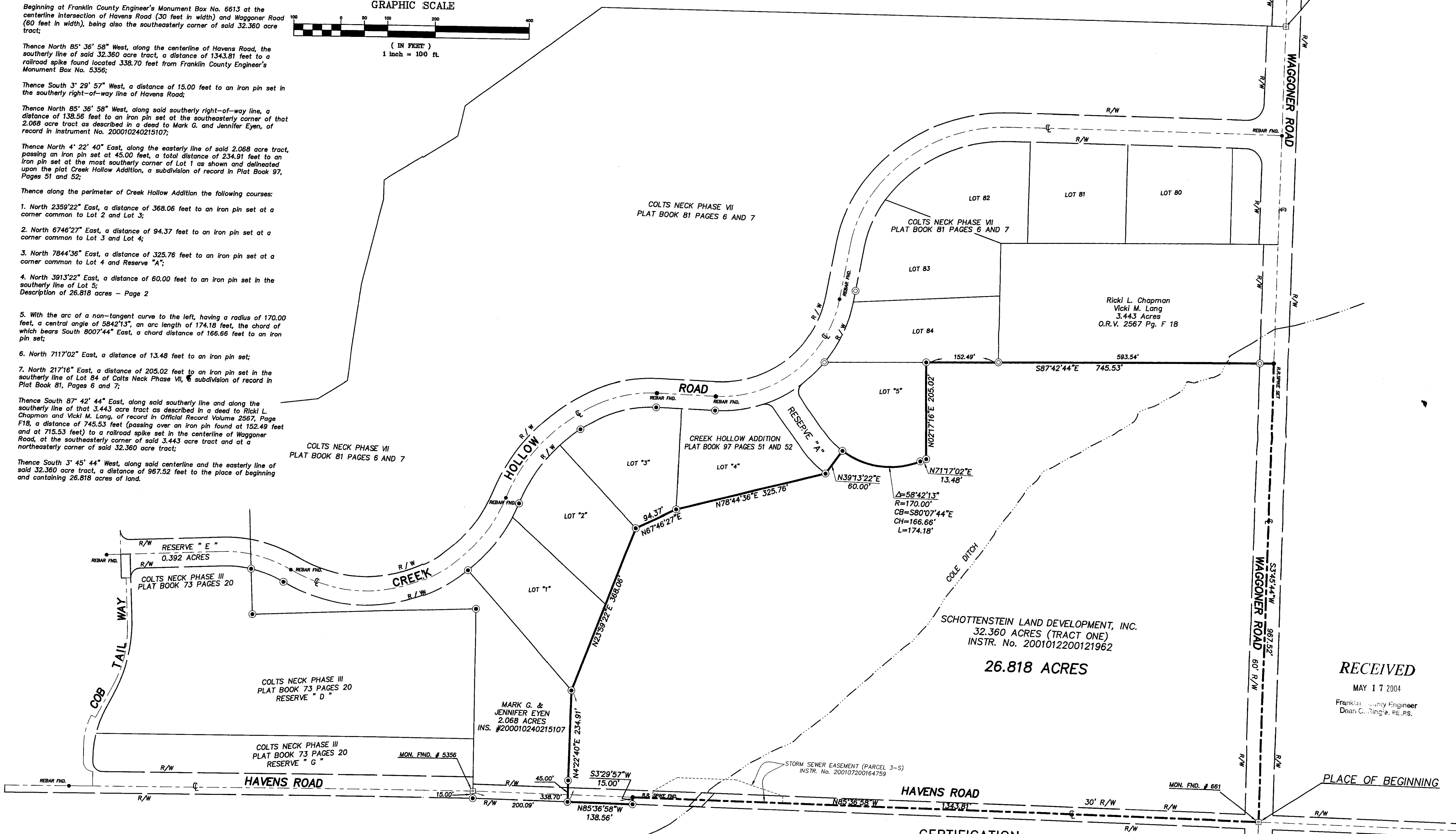
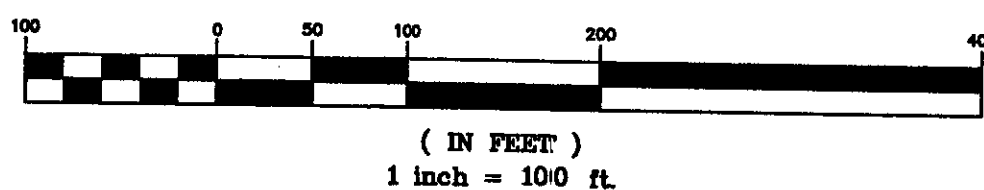
7. North 217°16" East, a distance of 205.02 feet to an iron pin set in the southerly line of Lot 84 of Colts Neck Phase VII, subdivision of record in Plat Book 81, Pages 6 and 7;

Thence South 87° 42' 44" East, along said southerly line and along the southerly line of that 3.443 acre tract as described in a deed to Ricki L. Chapman and Vicki M. Lang, of record in Official Record Volume 2667, Page F18, a distance of 745.53 feet (passing over an iron pin found at 152.49 feet and at 715.53 feet) to a railroad spike set in the centerline of Waggoner Road, at the southeasterly corner of said 3.443 acre tract and at a northeasterly corner of said 32.360 acre tract;

Thence South 3° 45' 44" West, along said centerline and the easterly line of said 32.360 acre tract, a distance of 967.52 feet to the place of beginning and containing 26.818 acres of land.



NORTH  
GRAPHIC SCALE



- LEGEND
- MONUMENT FND.
  - R.R. SPIKE FND.
  - IRON PIPE FND.
  - REBAR FND.
  - R.R. SPIKE SET
  - IRON PIN SET 1" O.D. PIPE 30" LONG
  - "M-E COMPANIES/S-6872"

NOTE:  
BEARINGS ARE BASED ON THE CENTERLINE OF WAGGONER ROAD AS BEING NORTH 3° 45' 44" EAST, AND AS SHOWN ON THE PLAT OF COLTS NECK PHASE VII AS RECORDED IN PLAT BOOK 81 PAGES 6 AND 7

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF HUMMEL TITLE AGENCY COMMITMENT NUMBER HTA-7320.  
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP No. 39049C0195 G, DATED AUGUST 2, 1995.

**CERTIFICATION**  
The undersigned hereby certifies: Schottenstein Land Development, Inc., Joshua Investment Company, First American Title Insurance Company and Hummel Title Agency, Inc., as of the date of survey as follows:  
This survey was actually made upon the ground; it and the information, courses and distances shown hereon are correct; the title lines and lines of actual possession are the same; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown hereon; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvement or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1999 and meets the accuracy requirements defined therein.

RECEIVED  
MAY 17 2004  
Franklin County Engineer  
Dean C. Ringler, PE, PS.

|   |                      |             |
|---|----------------------|-------------|
| REVISIONS   |                      |             |
| DATE  | BY                   | DESCRIPTION |
|   |                      |             |
|   |                      |             |
| SURVEY GROUP<br>635 Brookridge Boulevard<br>Westerville, OH 43081<br>Cell: 614-818-4800 Ext. 239<br>Fax: 614-818-4802 |                      |             |
|   |                      |             |
| ALTA/ACSM LAND TITLE SURVEY<br>26.818 ACRES<br>HAVENS ROAD WAGGONER ROAD<br>JEFFERSON TOWNSHIP<br>FRANKLIN COUNTY     |                      |             |
| FIELD   | PM                   | DRAW        |
| EM  | RW                   | DC          |
| JOB NO.:  | 04-111-1-23          |             |
| DATE:   | MARCH 2004           |             |
| SCALE:  | HORIZONTAL: 1" = 100 |             |
| PRINT DATE:   | MAR 17 2004          |             |
| SHEET NO.:  | 1/1                  |             |