

Location Map
Not to Scale

Situated in the State of Ohio, County of Franklin,
City of Columbus, Quarter Township 3, Township 2,
Range 16, United States Military Lands.

23.873 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 2, Range 16, United States Military Lands and being 23.137 acres out of a 91.645 acre tract as conveyed to Cardinal Title Holding Company of record in Official Record Volume 28103-103 and 0.736 acres out of a 1.032 acre tract as conveyed to the Cardinal Title Holding Company of record in Inst. No. 200409230222781 (all records being of the Recorder's Office, Franklin County, Ohio) and being more particularly described;

Beginning for reference at a found Franklin County monument, FCE 8823 at the centerline of Central College Road;

Thence North 85°37'19" West with the centerline of said Central College Road, a distance of 366.03 feet to the centerline intersection of said Central College Road with the centerline of Hamilton Road (100.00 feet wide) as recorded in Plat Book 100, Page 3;

Thence South 02°08'14" West with the centerline of said Hamilton Road, a distance of 652.39 feet to a point;

Thence South 87°51'46" East crossing said Hamilton Road, a distance of 50.00 feet to a iron pipe set with EDG cap and the true point of beginning;

Thence South 85°37'19" East, a distance of 391.95 feet to a iron pipe set with a EDG cap;

Thence North 47°30'40" East, a distance of 315.12 feet to a iron pipe set with a EDG cap;

Thence North 03°41'47" East, a distance of 366.28 feet to a iron pipe set with a EDG cap and being a point on the southerly right of way line of said Central College Road;

Thence South 84°56'31" East, with the southerly right of way line of said Central College Road, a distance of 514.66 feet to a iron pipe set with a EDG cap and a point on the westerly line of a 1.157 acre tract as conveyed to RER Properties, LLC of record in Inst. No. 200304170296485;

Thence South 04°35'31" West with said westerly line of said 1.157 acre tract, a distance of 189.75 feet to a iron pipe set with a EDG cap and being the southwesterly corner of said 1.157 acre tract;

Thence South 85°24'29" East with the southerly line of said 1.157 acre tract, a distance of 210.00 feet to a iron pipe set with a EDG cap and the southeasterly corner of said 1.157 acre tract;

Thence North 04°35'31" East with said easterly line of said 1.157 acre tract, a distance of 199.23 feet to a iron pipe set with a EDG cap at the southerly right of way line of said Central College Road;

Thence with the southerly right of way line of Central College Road the following (4) four courses;

- 1) South 85°18'45" East, a distance of 52.49 feet to a iron pipe set with a EDG cap;
- 2) South 73°31'57" East, a distance of 18.98 feet to a iron pipe set with a EDG cap;
- 3) South 85°18'45" East, a distance of 188.75 feet to a iron pipe set with a EDG cap;
- 4) South 87°22'16" East, a distance of 107.88 feet to a iron pipe set with a EDG cap;

Thence crossing said 91.645 acre tract and said 1.032 acre tract the following (12) twelve courses;

- 1) South 02°00'00" West, a distance of 443.56 feet to a iron pipe set with a EDG cap;
- 2) South 77°00'00" West, a distance of 207.89 feet to a iron pipe set with a EDG cap;
- 3) North 88°00'00" West, a distance of 415.95 feet to a iron pipe set with a EDG cap;
- 4) South 45°00'00" West, a distance of 388.25 feet to a iron pipe set with a EDG cap;
- 5) South 12°00'00" West, a distance of 320.46 feet to a iron pipe set with a EDG cap;
- 6) South 51°00'00" West, a distance of 272.52 feet to a iron pipe set with a EDG cap;
- 7) North 36°00'00" West, a distance of 250.00 feet to a iron pipe set with a EDG cap;
- 8) North 09°00'00" East, a distance of 42.43 feet to a iron pipe set with a EDG cap;
- 9) North 36°00'00" West, a distance of 79.11 feet to a iron pipe set with
- 10) South 81°00'00" West, a distance of 100.75 feet to a iron pipe set with a EDG cap;
- 11) South 20°00'00" West, a distance of 56.55 feet to a iron pipe set with a EDG cap;
- 12) North 64°05'12" West, a distance of 287.61 feet to a iron pipe set with a EDG cap on the easterly right of way line of said Hamilton Road;

Thence North 02°08'14" East, with said right of way line, a distance of 404.71 feet to the true point of beginning and containing 23.873 acres of land more or less.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to CARDINAL TITLE AGENCY, INC., as of July, 2004 that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and actual possession are the same; that the property description "closes" by engineering calculation; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; and that the property does lie within flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special Flood hazard area map published by the Federal Emergency Management Agency.



This drawing was prepared by Environmental Design Group, Columbus, Ohio from an actual field survey. The basis of bearing for this drawing is South 02°08'14" West for the center line of Hamilton Road as recorded in Plat Book 100, Page 3.

Maynard H. Thompson 1/04/05
Maynard H. Thompson P.S. 7128 Date

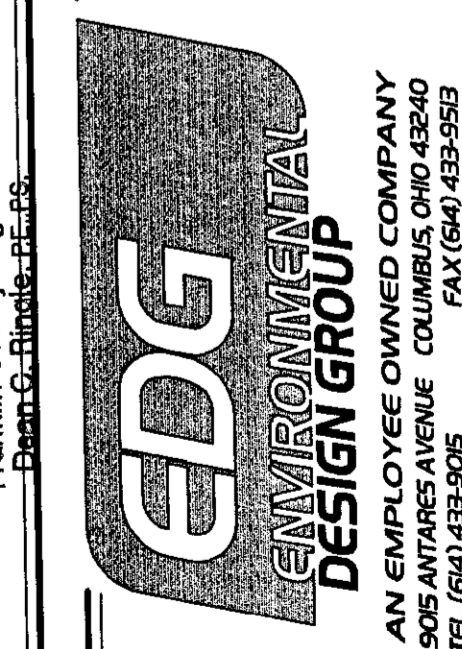
Cardinal Title Agency, Inc. Commitment No. CT 5214 Dated June 21, 2004			
Exception No.	Description of Easement & Recording Information	Applicable	Plottable
12.	DELETED	No	No
13.	Building setback, easements and restriction as shown on plat in Plat Book 100, Page 3 of the Franklin County Recorder's Office.	Yes	Yes
14.	Easement to Columbus Railway Power and Light Company of record in DB982, page 161, Recorder's Office, Franklin County, Ohio.	?	?
15.	DELETED	No	No
16.	Easement to Ohio Power Company of record in DB1656, page 09, Recorder's Office, Franklin County, Ohio.	?	?
17.	Easement to Ohio Power Company of record in DB1656, page 11, Recorder's Office, Franklin County, Ohio.	?	?
18.	DELETED	No	No
19.	DELETED	No	No
20.	DELETED	No	No
21.	DELETED	No	No
22.	Easement to Ohio Fuel Supply Company of record in Misc. Vol. 5, page 437, Recorder's Office, Franklin County, Ohio.	?	?
23.	DELETED	No	No
24.	Easement to City of Columbus of record in Inst. No. 200308150220015, Recorder's Office, Franklin County, Ohio.	Yes	Yes
25.	DELETED	No	No
26.	DELETED	No	No
27.	DELETED	No	No
28.	Easement to Ohio Power Company of record in DB1946, page 167, Recorder's Office, Franklin County, Ohio.	Yes	Yes
29.	Mortgage from Cardinal Title Holding Company to Norma Passmore and Winifred Bain of record in OR 12417, Pg 604 Recorder's Office, Franklin County, Ohio.	No	No
30.	Open-End Mortgage from Townsend Construction Company to West Albany Investments Limited of record in Inst. No. 200311050354704 Recorder's Office, Franklin County, Ohio.	No	No

Note ? = Can not determine from easement description were the property may be situated.

Breakdown
23.137 Acres out of 91.645 acre tract
0.736 Acres out of 1.032 acre tract
23.873 Acres Total

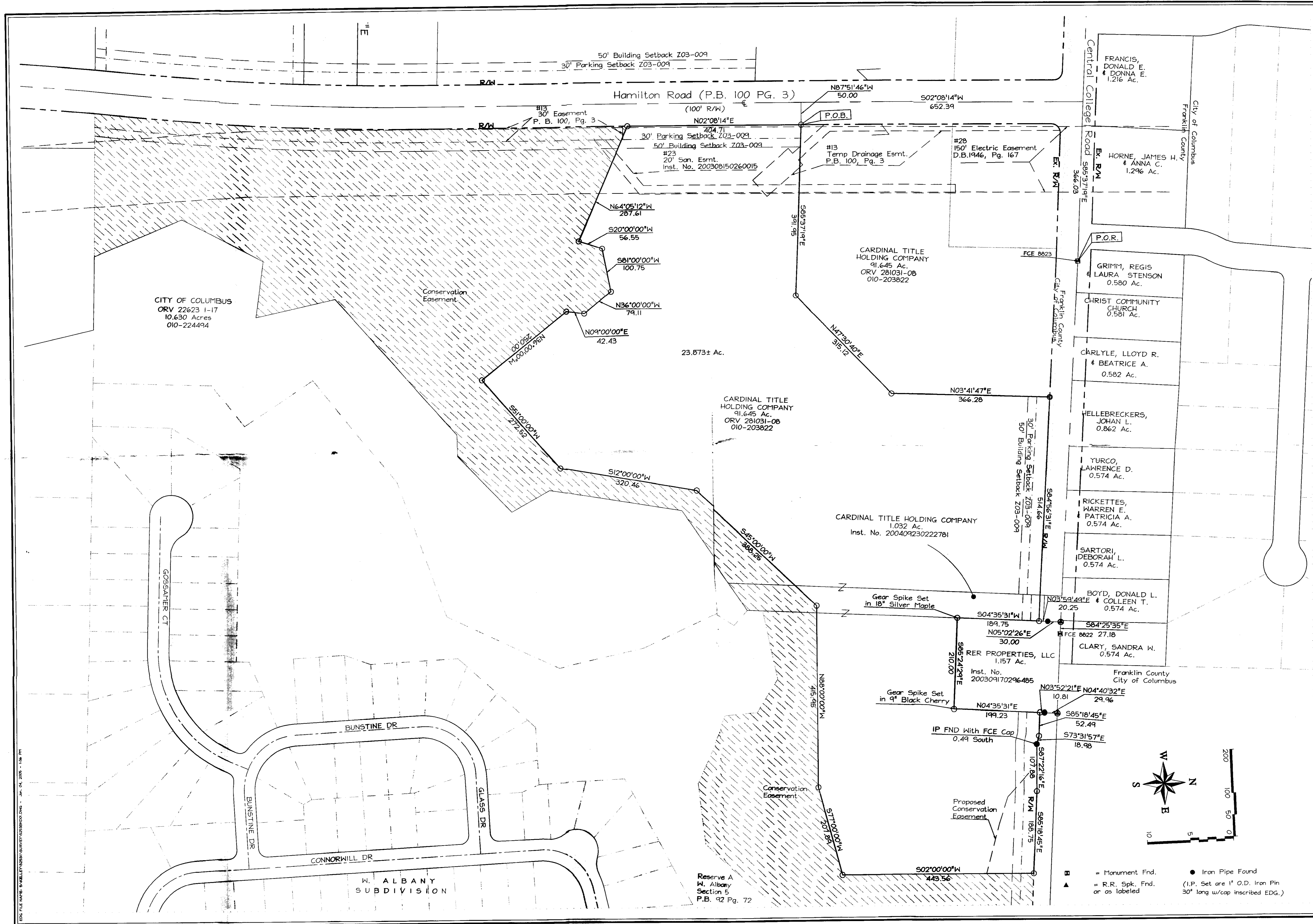
SCALE:	1"=50'
PROJ. NO:	5253.07
FILE NAME:	5235trd01.dwg
DRAWN BY:	MHT
CHECKED BY:	EDG
DATE ISSUED:	7-14-2004
REVISED:	08-30-04 04-27-04

BOUNDARY SURVEY
23.873 ACRES
CITY OF COLUMBUS



RECEIVED

JAN 06 2005
Franklin County Engineer
Franklin County, Ohio



SCALE: 1"=100'

PROJ. NO: 525307

FILE NAME: 5253BND01

DRAWN BY: MSP

CHECKED BY: PHH

DATE ISSUED: 07-14-04

REVISED: 07-23-04
08-30-04 09-27-04

BOUNDARY SURVEY
23.873 ACRES
CITY of COLUMBUS



- Monument Fnd.
- Iron Pipe Found
- ▲ R.R. Spk. Fnd. or as labeled
- (I.P. Set are 1" O.D. Iron Pin 30" long w/cap inscribed EDG.)

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