

ALTA SURVEY OF 226 W. NINTH AVENUE

DESCRIPTION OF 0.138 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING LOT 34 OF ELIZABETH J. McMILLEN'S UNIVERSITY ADDITION, P.B. 4, PG. 135, FRANKLIN COUNTY RECORDER'S RECORDS:

BEGINNING FOR REFERENCE AT A SET IRON PIN AT THE RIGHT-OF-WAY INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WORTHINGTON STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF WEST NINTH AVENUE;

THENCE N.90°00'00"W. FOLLOWING THE NORTHERLY RIGHT-OF-WAY LINE OF WEST NINTH AVENUE, A DISTANCE OF 117.50 FEET TO A SET IRON PIN, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING;

THENCE N.90°00'00"W. FOLLOWING THE NORTHERLY RIGHT-OF-WAY LINE OF WEST NINTH AVENUE, A DISTANCE OF 37.50 FEET TO A FOUND IRON PIN;

THENCE N.00°30'00"E. FOLLOWING THE EASTERLY LINE OF LOT 33 OF SAID SUBDIVISION, A DISTANCE OF 161.24 FEET TO A SET IRON PIN;

THENCE S.89°56'20"E. FOLLOWING THE SOUTHERLY RIGHT-OF-WAY LINE OF AN ALLEY, A DISTANCE OF 37.50 FEET TO A SET RAILROAD SPIKE;

THENCE S.00°30'00"W. FOLLOWING THE WESTERLY LINE OF LOT 35 OF SAID SUBDIVISION, A DISTANCE OF 161.20 FEET THE POINT OF BEGINNING, CONTAINING 0.138 ACRES MORE OR LESS, SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, AND RESTRICTIONS.

THIS DESCRIPTION WAS BASED ON AN ACTUAL FIELD SURVEY BY THE JERRY A. MALOTT SURVEYING COMPANY ON JUNE 11, 2003.

BEARINGS WERE BASED ON THE RIGHT-OF-WAY WEST NINTH AVENUE AS BEING AN ASSUMED BEARING OF N.90°00'00"W. DUE TO THE PLAT HAVING NO BEARINGS SHOWN.

ALL SET IRON PINS ARE 3/4" IN DIAMETER AND 30" IN LENGTH WITH PLASTIC I.D. CAPS.

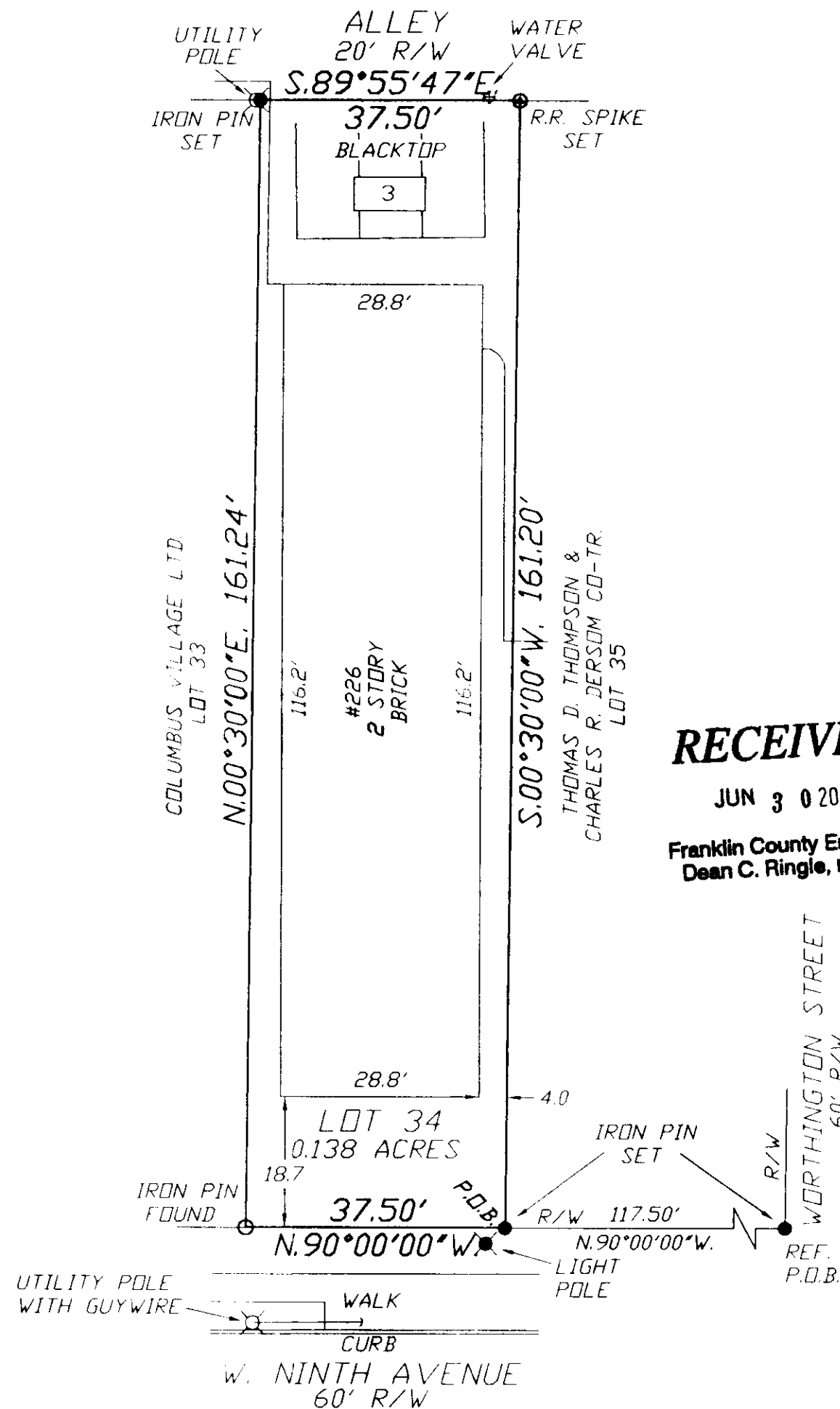
SURVEYOR'S CERTIFICATE

THE UNDERSIGNED CERTIFIES TO OHIO STATE UNIVERSITY AND/OR MARKETABLE TITLE AGENCY, INC, AS OF JUNE 11, 2003 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 LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE PROPERTY DESCRIPTION "CLOSES" BY ENGINEERING CALCULATION; THAT THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ON THE PROPERTY AND ALL ARE WITHIN THE BOUNDARY LINES AFFECTING THE PROPERTY OR OTHERWISE NOTED; THAT THERE ARE NO EASEMENTS OR USES AFFECTING THE PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN THEREON; THAT ALL UTILITY SERVICES NECESSARY FOR THE OPERATION OF THE PROPERTY ARE PRESENT ON THE PROPERTY OR WITHIN ADJACENT PUBLIC RIGHT OF WAY OR RECORDED EASEMENT; THAT THERE ARE NO ENCRDACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS OR ENCRDACHMENTS UPON THE PROPERTY BY ANY BUILDING, STRUCTURE OR OTHER IMPROVEMENT SITUATED UPON ANY ADJOINING PREMISES; AND THAT THE PROPERTY DOES NOT LIE WITHIN ANY 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 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 OF AN URBAN CLASS, AS DEFINED THEREIN AND INCLUDES THE FOLLOWING ITEMS OF TABLE A THEREOF: 1, 2, 3, 4, 6, 7, 8, 9, 10, AND 11.

NOTE: THE REAR BLACKTOP PARKING ENCRDACHES ON TO LOT 35

NUMBER OF PARKING SPACES=

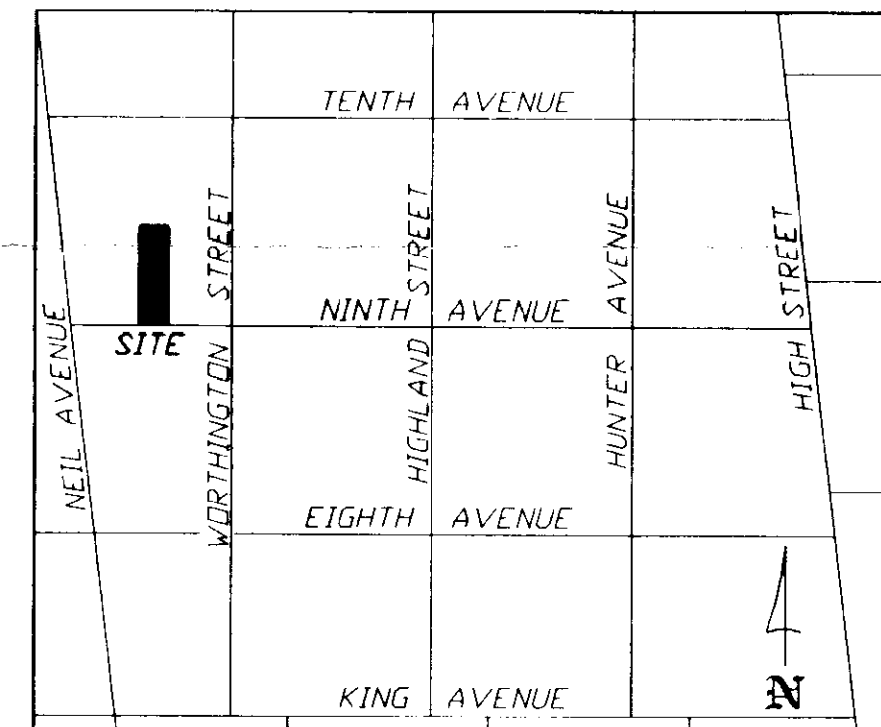
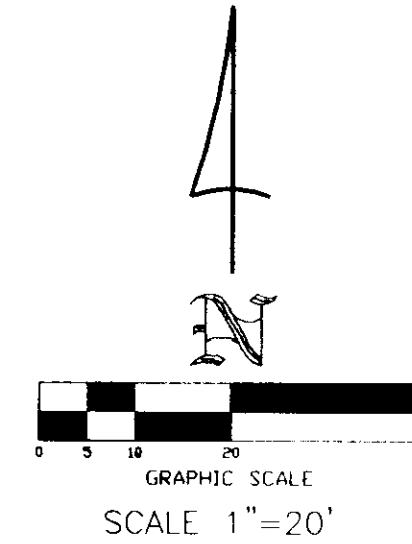
NOTE: THE UTILITY INFORMATION SHOWN HEREON EITHER ON OR ABOVE GROUND WAS PHYSICALLY LOCATED IN THE FIELD AND IS ACCURATE. ALL UNDERGROUND INFORMATION SHOWN WAS TAKEN FROM PLANS PROVIDED BY THEIR RESPECTIVE UTILITY COMPANIES AND WE CANNOT GUARANTEE THEIR ACCURACY OR COMPLETENESS.



RECEIVED

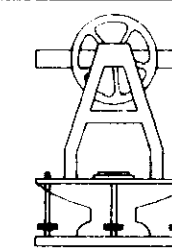
JUN 30 2003

Franklin County Engineer
Dean C. Ringle, P.E., P.S.



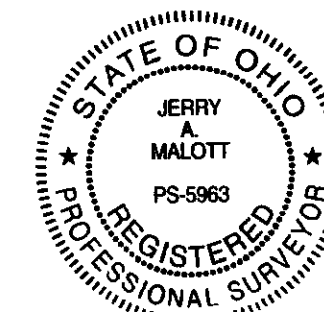
FLOOD INFORMATION

MAP NO. 390170 PANEL NO. 0235 G
DATE AUG. 2, 1995 ZONE "X"



Jerry A. Malott
Surveying Company
6810 East Main Street
Reynoldsburg, Ohio 43068
(614) 577-0957

FIELD:	TS/JB/JW	DRAWN BY:	NW
DATE:	JUNE 23, 2003	JOB NO.:	15988
CHANGED:	DATE:	REVISION NOTES:	



Jerry A. Malott
JERRY A. MALOTT
REGISTERED SURVEYOR #5963