

Plat of Survey

City of Columbus, County of Franklin, State of Ohio, Quarter Township 4, Township 2N, Range 19W, of the United States Military Lands.

PREPARED FOR:
Vision Development
Columbus, Ohio

PROPERTY LOCATION:

Situated in the City of Columbus, County of Franklin, State of Ohio, part Quarter Township 4, Township 2N, Range 19W, of the United States Military Lands.

Being a Survey of Lots 10-12 inclusive of Kempton Run Subdivision, as recorded in Plat Book 104, Page 71, in the Franklin County Plat Records, and being all of Auditor's P.P.N. 455-272028-00.

BASIS OF BEARING

The bearings of this plat are based on the bearings of the Plat of Kempton Run Subdivision, as recorded in Plat Book 104, Page 71, in the Franklin County Plat Records, and an assumed Meridian used to denote angles only.

CURVE TABLE

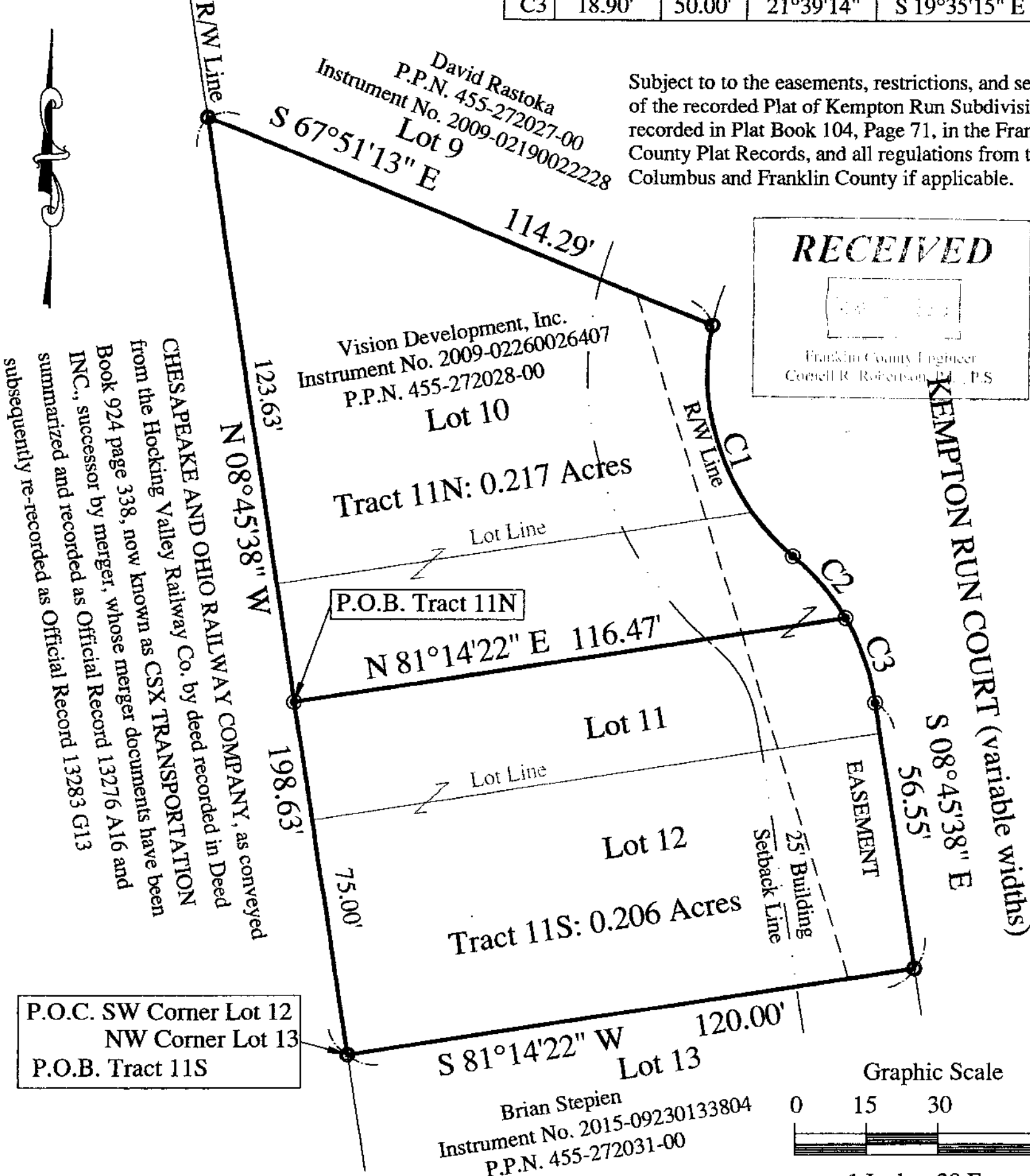
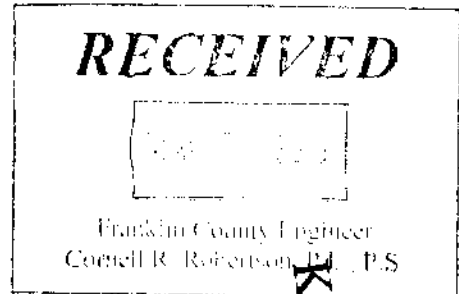
| No. | Arc length | Radius | Delta Angle | Chord/Distance |
|-----|------------|--------|-------------|----------------------|
| C1 | 53.73' | 50.00' | 61°34'10" | S 19°23'07" E 51.18' |
| C2 | 17.24' | 50.00' | 19°45'21" | S 40°17'33" E 17.15' |
| C3 | 18.90' | 50.00' | 21°39'14" | S 19°35'15" E 18.78' |

LEGEND

- - 3/4" o.d. Iron Pipe x 30" set w/red cap stamped "Watcon #7452"
- - 3/4" o.d. Iron Pipe Found



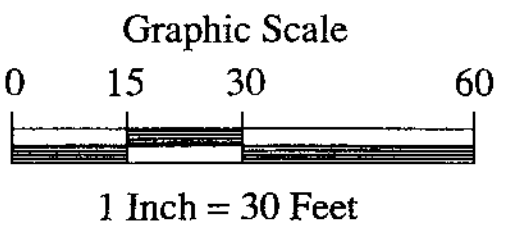
Subject to to the easements, restrictions, and setback lines of the recorded Plat of Kempton Run Subdivision, as recorded in Plat Book 104, Page 71, in the Franklin County Plat Records, and all regulations from the City of Columbus and Franklin County if applicable.



CHESAPEAKE AND OHIO RAILWAY COMPANY, as conveyed from the Hocking Valley Railway Co. by deed recorded in Deed Book 924 page 338, now known as CSX TRANSPORTATION INC., successor by merger, whose merger documents have been summarized and recorded as Official Record 13276 A16 and subsequently re-recorded as Official Record 13283 G13

P.O.C. SW Corner Lot 12
NW Corner Lot 13
P.O.B. Tract 11S

Brian Stepien
Instrument No. 2015-09230133804
P.P.N. 455-272031-00



I hereby certify that an actual survey of the premises was made premises was made, and that this plat is correct to the best of my knowledge.

5/29/18
Date
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452



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