

Parcel I  
Situating in the County of Franklin, in the State of Ohio, and in the Township of Jefferson, and bounded and described as follows:

Being in Township One (1), Quarter Township Two (2), Range Sixteen (16), United States Military Lands, Bounded and described as follows:

Beginning at a railroad spike at the intersection of the center lines of Beecham Road with Morse Road; thence along the center line of Morse Road, south 89 degrees 51' east 101.3 feet to an iron pin; thence along the general center line of a stream, a straight line, end to end bears south 28 degrees 47' east 880.37 feet to a point; thence along the south line of the Otto and Olga Mueller tract, south 88 degrees 35' west (passing an iron pin at 15.2 feet and at 502.48 feet) 527.49 feet to a point; thence along the center line of Beecham Road, north 784.64 feet to the place of beginning, containing 5.65 acres, more or less; EXCEPTING THEREFROM the following described premises:

Quarter Township 2, Township 1, Range 16, United States Military Lands, and being a part of 5.65 acre tract, deed to H.G. Trott in Deed Book 1802, Page 22, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a spike at the intersection of the centerline of Hamilton Road, (formerly Beecham Road), with the centerline of Morse Road, said spike being at a common corner to Mifflin Township, Jefferson Township, Plain Township and Jefferson Township, said spike being at the northwesterly corner of said 5.65 acre tract; thence South 89 degrees 51' East, along the centerline of said Morse Road, and along the line between said Plain Township and said Blendon Township, and along the northerly line of said 5.65 acre tract, a distance of 101.30 feet to a spike at the northwesterly corner of said 5.65 acre tract, said last described spike at the northwesterly corner of the Capital City Truck Rentals, Inc., 4.732 acre tract (Deed Book 2558, page 680); thence South 28 degrees 51' East, along the easterly line of said 5.65 acre tract, and along the westerly line of said 4.732 acre tract, a distance of 262.97 feet to an iron pin; thence North 89 degrees 51' West across said 5.65 acre tract and parallel to the northerly line of said 5.65 acre tract, (Centerline of said Morse Road), a distance of 228.20 feet to a spike in the center of said Hamilton Road, of 178.20 feet, the right-of-way of said Hamilton Road being shown on Road Record 19, page 92; thence north (the direction of the centerline of said Hamilton Road was assumed to be north and south for this survey only, and all bearings used are relative to each other only), along the centerline of said Hamilton Road, and along the westerly line of said 5.65 acre tract, and along the line between said Jefferson Township, and said Mifflin Township, a distance of 230.00 feet to the place of beginning, containing 0.870 acres, more or less.

Further excepting therefrom the following described premises:

Situating in the State of Ohio, County of Franklin, Jefferson Township, Quarter Township 2, Township 1, Range 16, United States Military Lands and being a part of a 4.787 acre tract lying on the east side of Hamilton Road as conveyed to the Grantor by deed of record in Official Record 26275, Page 118 in the Franklin County Recorder's Office and described as follows:

Beginning for reference at Franklin County Monument Box No. 6616 at the centerline intersection of Morse Road with Hamilton Road, said Monument Box being North 3 deg. 13' 54" East, a distance of 1514.74 feet along the centerline of Hamilton Road from Franklin County Monument Box No. 8817;

thence South 3 deg. 13' 54" West, with said centerline, a distance of 230.00 feet to the Grantor's northwesterly corner and being the true point of beginning for this description;  
thence South 88 deg. 34' 46" East, with the northerly line of said Grantor's tract, a distance of 80.00 feet to an iron pin set in the proposed easterly right-of-way line of Hamilton Road;

thence South 3 deg. 13' 54" West, across said Grantor's tract, with the proposed easterly right-of-way line of Hamilton Road, a total distance of 553.49 feet to an iron pin set in the southerly line of said Grantor's tract;

thence North 88 deg. 17' 21" West, with said southerly line, a distance of 60.02 feet to a point in the centerline of Hamilton Road, being the southwesterly corner of said Grantor's tract;

thence North 3 deg. 13' 54" East, with said centerline and the westerly line of said Grantor's tract, a distance of 555.28 feet to the true place of beginning, containing 0.764 acres of land, more or less, of which the present road occupies 0.534 acres.

Bearings are based on The Ohio State Plane Coordinate System as per NAD 83. Control for bearings was from coordinates of monuments Frank 69 and Frank 169 Azimuth established by the Franklin County Engineering Department using Global Positioning Systems.

Parcel II

Situating in the County of Franklin, State of Ohio, and in the Township of Jefferson and bounded and described as follows:

Tp. 1, Quarter Tp. 2, Range 16, U.S.M. Lands and bounded and described as follows:

Beginning at a railroad spike in the center line of Morse Road and being South 89 deg. 51' East 101.3 feet from a railroad spike where the center line of said road intersects the center line of Beecham Road;

thence along the center line of Morse Road, south 89 deg. 51' east 341.1 feet to an iron pin; thence south 19 deg. 55' east (passing an iron pin at 31.65 feet) 814.69 feet, to an iron pin; thence south 88 deg. 35' west (passing an iron pin at 182 feet) 194.7 feet to a point;

thence along the general center line of a stream a straight line from end to end bears north 28 deg. 47' west 880.37 feet to the place of beginning, containing 4.732 acres, more or less.

Excepting therefrom the following described premises:

Situating in the County of Franklin, in the State of Ohio, and in the Township of Jefferson and bounded and described as follows:

Being situated in Quarter Township 2, Township 1, Range 16 United States Military Lands, and being a part of a 4.732 acre tract recorded to Capital City Truck Rentals, Inc., in Deed Book 2558, Page 680, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a spike at the intersection of the centerline of Hamilton Road, (formerly Beecham Road), with the centerline of Morse Road, said spike being at a common corner to Mifflin Township, Blendon Township, Plain Township and Jefferson Township, said spike being at the northwesterly corner of the H.G. Trott 5.65 acre tract, (Deed Book 1802, Page 22);

thence South 89 degrees 51' East, along the northerly line of said 5.65 acre tract, and along the centerline of said Morse Road, and along the line between said Plain Township and said Jefferson Township, a distance of 101.30 feet to a spike at the northwesterly corner of said 5.65 acre tract, and the northwesterly corner of said 4.732 acre tract and the true point of beginning of the description;

thence continuing South 89 deg. 51' East, along the centerline of said Morse Road and along the northerly line of said 4.732 acre tract, a distance of 148.70 feet to a spike; thence South, across said 4.732 acre tract and parallel to the centerline of said Hamilton Road, a distance of 230.00 feet to an iron pin, passing an iron pin on line in the southerly right-of-way of said Morse Road, at 30.0 feet, the right-of-way of said Morse Road shown on Road Record 19, page 92;

thence North 89 deg. 51' West, across said 4.732 acre tract, and parallel to the northerly line of said 4.732 acre tract, (centerline of said Morse Road), a distance of 218.0 feet to an iron pin in the westerly line of said 4.732 acre tract, (easterly line of said 5.65 acre tract);

thence North 28 deg. 51' West, along the westerly line of said 4.732 acre tract, (easterly line of said 5.65 acre tract), a distance of 262.97 feet to the place of beginning, containing 0.450 acres, more or less.

Further excepting therefrom the following described premises:

Situating in the State of Ohio, County of Franklin, Jefferson Township, Quarter Township 2, Township 1, Range 16, United States Military Lands, and being part of a 4.282 acre tract lying on the south side of Morse Road as conveyed to the Grantor by deed of record in Official Record 27451, Page J03, in the Franklin County Recorder's Office, and described as follows:

Beginning for reference at Franklin County Monument Box No. 6616 at the centerline intersection of Morse Road with Hamilton Road, said Monument Box being North 86 deg. 34' 46" West, a distance of 3086.79 feet along the centerline of Morse Road from Franklin County Monument Box No. 5571;

thence South 86 deg. 34' 46" East with said centerline, a distance of 250.00 feet to the Grantor's northwesterly corner and being the true place of beginning for this description;

thence South 86 deg. 34' 46" East with said centerline and with the Grantor's northerly line, a distance of 193.15 feet to the northwesterly property corner of said Grantor's tract;

thence South 16 deg. 38' 23" East with the easterly property line of said Grantor's tract, a distance of 63.88 feet to an iron pin set at the proposed southerly right-of-way line of Morse Road;

thence North 86 deg. 34' 46" West, across said Grantor's tract with said proposed southerly right-of-way line, a distance of 214.86 feet to an iron pin set in the westerly line of said Grantor's tract;

thence North 3 deg. 13' 54" East, with said westerly line, a distance of 60.00 feet to the true point of beginning, containing 0.281 acre of land, more or less, of which the present road occupies 0.137 acres.

Bearings are based on The Ohio State Plane Coordinate System as per NAD 83. Control for bearings was from coordinates of monuments Frank 69 and Frank 169 Azimuth established by the Franklin County Engineering Department using Global Positioning Systems.

A.P.R.O. of 0.137 acres and a net take of 0.144 acre are taken from Auditor's Parcel Number 170-000416.

Parcel III

Situating in the County of Franklin, State of Ohio, Township of Jefferson and bounded and described as follows:

Being a part of Township 1, Quarter Township 2, Range 16, and being 0.947 acre of the Arthur G. Trott parcel as recorded in Deed Book 1696, Page 327, all references being to records of the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pipe at the northeast corner of the said Arthur G. Trott tract, or the southeast corner of the G.S. and N.F. Wilson 4.282 acre tract as shown of record in Deed Book 2974, Page 678; thence along the east line of said Trott tract, or the west line of the D.L. Katz and M.B. Glick 24.272 acre tract as shown of record in Deed Book 2735, Page 407, South 19 deg. 31' East, 294.47 feet to an iron pipe;

thence along the south line of the said Trott tract or the north line of the said D.L. Katz and M.B. Glick 24.272 acre tract, South 68 deg. 35' West, 100.12 feet to an iron pipe in the bed of a stream; thence along the said stream, North 34 deg. 57' West 336.79 feet to a point in the bed of said stream, at the southeast corner of N.L. Mattlin 4.784 acre tract as shown of record in Deed Book 2682, Page 96;

thence along the south line of the above mentioned G.S. and N.F. Wilson tract, North 88 deg. 50' East, (passing an iron pin at 12.7 feet), 194.7 feet to the place of beginning, containing 0.947 acre, more or less.

NOT  
REVIEWED

Description of 4.001 Acres at Morse Rd. & Hamilton Rd.

Situating in the State of Ohio, County of Franklin, Township of Jefferson, and being a part of Township 1, Quarter Township 2, Range 16, United States Military Lands, and being 4.001 acres out of parcel 2 (4.780 acres deed), as conveyed to Park National Bank, Trustee, as recorded in O.R. 26275 1-18, Franklin County Recorder's Office, Franklin County, Ohio, said 4.001 acres being further described as follows:

Beginning for reference at Franklin County Monument Number 6616, being in the intersection of the centerlines of Hamilton Road and Morse Road, also being the common corner to Mifflin Township, Blendon Township, Plain Township, and Jefferson Township;

thence South 03 degrees 13' 54" West 230.00 feet, along the centerline of said Hamilton Road, being the line between Mifflin Township and Jefferson Township, to a point, said point being the northwest corner of a 0.534 acre tract as conveyed to the County of Franklin, as recorded in O.R. 33950 F-12;

thence South 86 degrees 34' 46" East 60.00 feet, crossing said Hamilton Road, along the north line of said 0.534 acre tract, to an iron pin set, in the new east line of said Hamilton Road, said iron pin being the northeast corner of said 0.534 acre tract, said iron pin being the southwest corner of a 0.717 acre tract (after exceptions, 1.320 acres deed), as conveyed to The New Albany Company as recorded in O.R. 3506 1-11, said iron pin being the True Place of Beginning for the herein described 4.001 acre tract;

thence South 86 degrees 34' 46" East 168.20 feet, along the south line of said 0.717 acre tract, being the north line of said 4.780 acre tract, to a point, said point being on the east line of said 4.780 acre tract, and being the west line of a 4.282 acre tract (Parcel 1) as conveyed to Park National Bank, Trustee, as recorded in O.R. 27451 J-03;

thence South 25 degrees 34' 20" East 617.30 feet, along the east line of said 4.780 acre tract, being the west line of said 4.282 acre tract, to a point, said point being the southeast corner of said 4.780 acre tract, and being the southwest corner of said 4.282 acre tract, said point also being the northeast corner of a 2.803 acre tract, as conveyed to David P. & Nancy H. Gill, as recorded in O.R. 30157 B-15;

thence North 88 degrees 14' 49" West 465.78 feet, along the south line of said 4.780 acre tract, being the north line of said 2.803 acre tract, to an iron pin set, said iron pin being in the new east line of said Hamilton Road, said north line of said 0.534 acre tract, to the True Place of Beginning, containing 4.001 acres or 174268 square feet, more or less, subject to all legal easements and right-of-ways of record.

thence North 03 degrees 13' 54" East 553.49 feet, along the new east line of said Hamilton Road, being the east line of said 0.534 acre tract, to the True Place of Beginning, containing 4.001 acres or 174268 square feet, more or less, subject to all legal easements and right-of-ways of record.

Bearings used for the determination of angles only. For the purposes of this description bearings are referenced to the centerline of Hamilton Road as being North 03 degrees 13' 54" East, as shown on Right-of Way plans for Morse Road, and Hamilton Road, on file in the Franklin County Engineer's Office. Documents referred to are recorded in the Franklin County Recorder's Office. Iron pins set are 5/8" rebar, 30" long, with yellow plastic cap stamped "J & J Surveying".

Description of 8.963 Acres at Morse Rd. & Hamilton Rd.

Situating in the State of Ohio, County of Franklin, Township of Jefferson, and being a part of Township 1, Quarter Township 2, Range 16, United States Military Lands, and being 4.009 acres out of parcel 1 (4.282 acres deed), and being 0.953 acres out of parcel 2 (0.947 acres deed) as conveyed to Park National Bank, Trustee, as recorded in O.R. 27451 J-03, also being 4.001 acres out of a 4.780 acre tract as conveyed to Park National Bank, Trustee as recorded in O.R. 26275, 1-18, Franklin County Recorder's Office, Franklin County, Ohio, containing 8.963 acres and being further described as follows:

Beginning for reference at Franklin County Monument Number 6616, being in the intersection of the centerlines of Hamilton Road and Morse Road, also being the common corner to Mifflin Township, Blendon Township, Plain Township, and Jefferson Township;

thence South 86 degrees 34' 46" East 250.00 feet, along the centerline of said Morse Road, being the line between Plain Township and Jefferson Township, to a point, said point being the northwest corner of a 0.281 acre tract as conveyed to the County of Franklin, as recorded in O.R. 33950 F-12;

thence South 03 degrees 13' 54" West 60.00 feet, crossing said Morse Road, along the west line of said 0.281 acre tract, to an iron pin set in the new south line of said Morse Road, said iron pin being the southwest corner of said 0.281 acre tract, said iron pin being the northeast corner of a 0.717 acre tract (after exceptions, 1.320 acres deed), as conveyed to The New Albany Company as recorded in O.R. 3506 1-11, said iron pin being the True Place of Beginning for the herein described 8.963 acre tract;

thence South 86 degrees 34' 46" East 214.86 feet, along the south line of said 0.281 acre tract, being the new south line of said Morse Road, to an iron pin set, said iron pin being the southeast corner of said 0.281 acre tract and being on the west line of The Polo Club Villas Condominium as recorded in Condo. Plat Book 65, Page 58,

thence South 16 degrees 38' 23" East 1046.69 feet, along the east line of said 4.282 acre tract, being the east line of said 0.947 acre tract, and being the west line of said The Polo Club Villas Condominium, to an iron pin set, said iron pin being the southeast corner of a 0.534 acre tract, and being the northeast corner of a 5.462 acre tract as conveyed to David P. & Nancy H. Gill as recorded in O.R. 30100 E-12;

thence North 88 degrees 12' 57" West 100.66 feet, along the south line of said 0.947 acre tract, being the north line of said 5.462 acre tract, to a point, said point being referenced by a found 3/4" iron pipe found bent located 0.76 feet west, said point being the southwest corner of said 0.947 acre tract, and being the southeast corner of a 2.803 acre tract, as conveyed to David P. & Nancy H. Gill, as recorded in O.R. 30157 B-15;

thence North 31 degrees 51' 02" West 336.22 feet, along the west line of said 0.947 acre tract, being the east line of said 2.803 acre tract, to a point in the centerline of a creek, said point being referenced by a found 5/8" iron pin found located South 88 degrees 14' 49" East 12.99 feet, said point being the northeast corner of said 2.803 acre tract, and being the northwest corner of said 0.947 acre tract, said point also being the southeast corner of said 4.780 acre tract;

thence North 88 degrees 14' 49" West 465.78 feet, along the south line of said 4.780 acre tract, being the north line of said 2.803 acre tract, to an iron pin set, said iron pin being in the new east line of said Hamilton Road, and being the southeast corner of a 0.534 acre tract as conveyed to the County of Franklin as recorded in O.R. 33950 F-12;

thence North 03 degrees 13' 54" East, along the new east line of said Hamilton Road, being the east line of said 0.534 acre tract, to an iron pin set, said iron pin being the southwest corner of said 0.717 acre tract;

thence South 86 degrees 34' 46" East 190.00 feet, along the south line of said 0.717 acre tract, to a point, said point being referenced by a found 3/4" iron pipe located 0.20 feet north and 0.16 feet east, said point being the southeast corner of said 0.717 acre tract;

thence North 03 degrees 13' 54" East 170.00 feet, to the True Place of Beginning containing 8.963 acres or 390428 square feet, more or less, subject to all legal easements and right of ways of record.

Bearings used for the determination of angles only. For the purposes of this description bearings are referenced to the centerline of Hamilton Road as being North 03 degrees 13' 54" East, as shown on Right-of Way plans for Morse Road, and Hamilton Road, on file in the Franklin County Engineer's Office. Documents referred to are recorded in the Franklin County Recorder's Office. Iron pins set are 5/8" rebar, 30" long, with yellow plastic cap stamped "J & J Surveying".

Description of 4.962 Acres at Morse Rd. & Hamilton Rd.

Situating in the State of Ohio, County of Franklin, Township of Jefferson, and being a part of Township 1, Quarter Township 2, Range 16, United States Military Lands, and being 4.009 acres out of parcel 1 (4.282 acres deed), and being 0.953 acres out of parcel 2 (0.947 acres deed) as conveyed to Park National Bank, Trustee, as recorded in O.R. 27451 J-03, Franklin County Recorder's Office, Franklin County, Ohio, containing 4.962 acres and being further described as follows:

Beginning for reference at Franklin County Monument Number 6616, being in the intersection of the centerlines of Hamilton Road and Morse Road, also being the common corner to Mifflin Township, Blendon Township, Plain Township, and Jefferson Township;

thence South 86 degrees 34' 46" East 250.00 feet, along the centerline of said Morse Road, being the line between Plain Township and Jefferson Township, to a point, said point being the northwest corner of a 0.281 acre tract as conveyed to the County of Franklin, as recorded in O.R. 33950 F-12;

thence South 03 degrees 13' 54" West 60.00 feet, crossing said Morse Road, along the west line of said 0.281 acre tract, to an iron pin set in the new south line of said Morse Road, said iron pin being the southwest corner of said 0.281 acre tract, said iron pin being the northeast corner of a 0.717 acre tract (after exceptions, 1.320 acres deed), as conveyed to The New Albany Company as recorded in O.R. 3506 1-11, said iron pin being the True Place of Beginning for the herein described 4.962 acre tract;

thence South 86 degrees 34' 46" East 214.86 feet, along the south line of said 0.281 acre tract, being the new south line of said Morse Road, to an iron pin set, said iron pin being the southeast corner of said 0.281 acre tract and being on the west line of The Polo Club Villas Condominium as recorded in Condo. Plat Book 65, Page 58,

thence South 16 degrees 38' 23" East 1046.69 feet, along the east line of said 4.282 acre tract, being the east line of said 0.947 acre tract, and being the west line of said The Polo Club Villas Condominium, to an iron pin set, said iron pin being the southeast corner of a 0.534 acre tract, and being the northeast corner of a 5.462 acre tract as conveyed to David P. & Nancy H. Gill as recorded in O.R. 30100 E-12;

thence North 88 degrees 12' 57" West 100.66 feet, along the south line of said 0.947 acre tract, being the north line of said 5.462 acre tract, to a point, said point being referenced by a found 3/4" iron pipe found bent located 0.76 feet west, said point being the southwest corner of said 0.947 acre tract, and being the southeast corner of a 2.803 acre tract, as conveyed to David P. & Nancy H. Gill, as recorded in O.R. 30157 B-15;

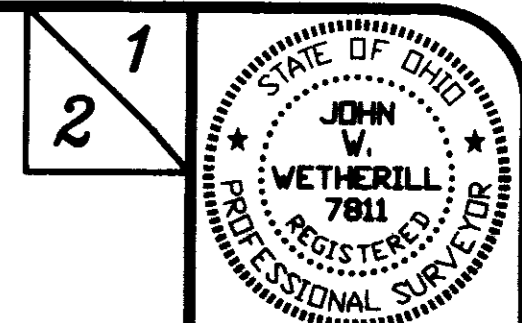
thence North 31 degrees 51' 02" West 336.22 feet, along the west line of said 0.947 acre tract, being the east line of said 2.803 acre tract, to a point in the centerline of a creek, said point being referenced by a found 5/8" iron pin found located South 88 degrees 14' 49" East 12.99 feet, said point being the northeast corner of said 2.803 acre tract, and being the northwest corner of said 0.947 acre tract, said point also being the southeast corner of a 4.780 acre tract as conveyed to Park National Bank, Trustee as recorded in O.R. 26275 1-18;

thence North 25 degrees 34' 20" West 617.30 feet, along the east line of said 4.780 acre tract, being the west line of said 4.282 acre tract, to a point, said point being in the south line of said 0.717 acre tract;

thence South 86 degrees 34' 46" East 214.86 feet, along the south line of said 0.717 acre tract, to a point, said point being referenced by a found 3/4" iron pipe located 0.20 feet north and 0.16 feet east, said point being the southeast corner of said 0.717 acre tract;

thence North 03 degrees 13' 54" East 170.00 feet, to the True Place of Beginning containing 4.962 acres or 216145 square feet, more or less, subject to all legal easements and right of ways of record.

Bearings used for the determination of angles only. For the purposes of this description bearings are referenced to the centerline of Hamilton Road as being North 03 degrees 13' 54" East, as shown on Right-of Way plans for Morse Road, and Hamilton Road, on file in the Franklin County Engineer's Office. Documents referred to are recorded in the Franklin County Recorder's Office. Iron pins set are 5/8" rebar, 30" long, with yellow plastic cap stamped "J & J Surveying".



DATE	BY	CHKD	APPD
9/8/00	JMV	RAW	RAW

1" = 100'  
SCALE  
DATE  
BY  
CHKD  
APPD

**SURVEY OF 8.963 ACRES  
AT THE INTERSECTION  
OF MORSE RD. &  
HAMILTON RD.**

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