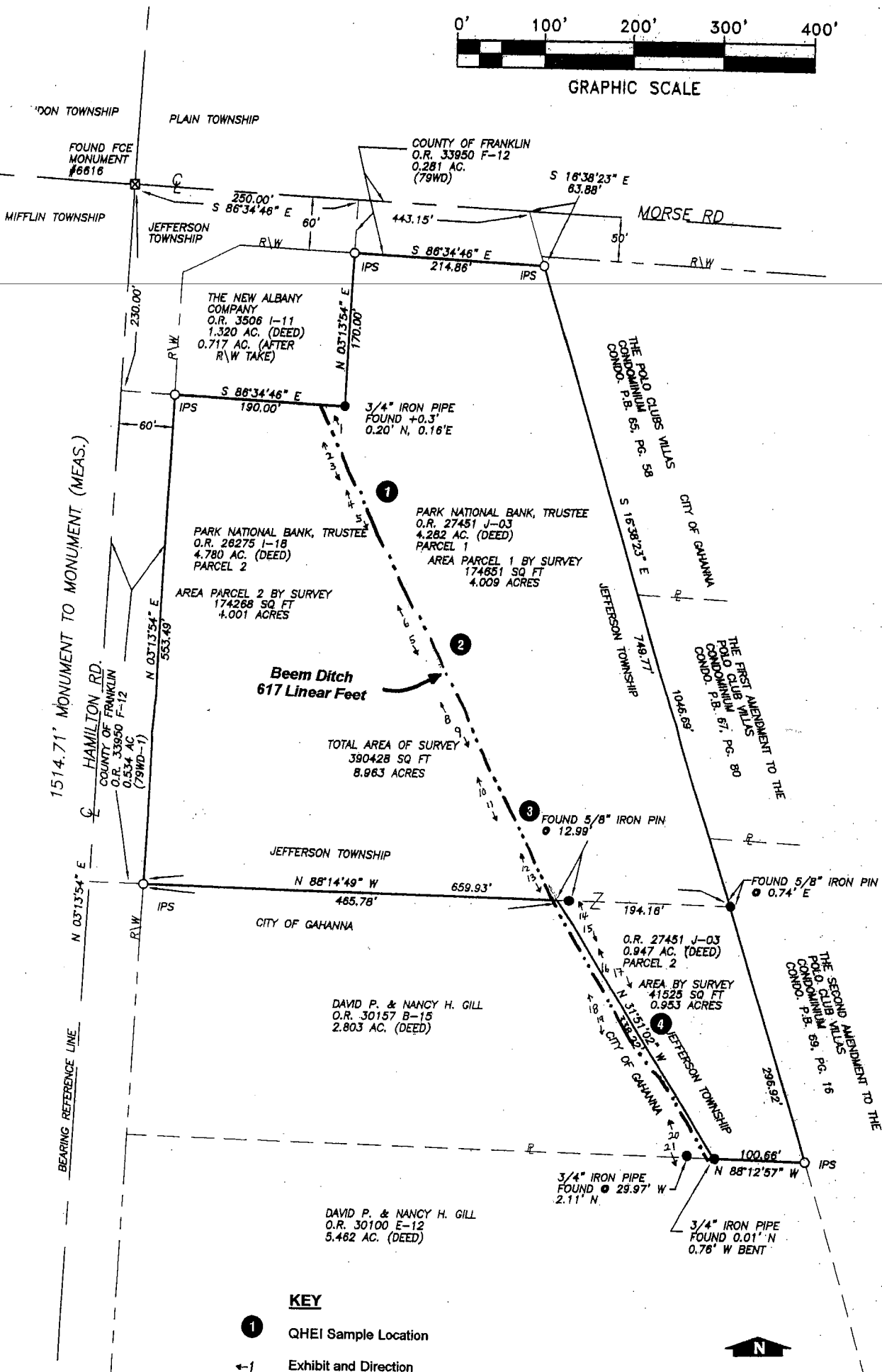
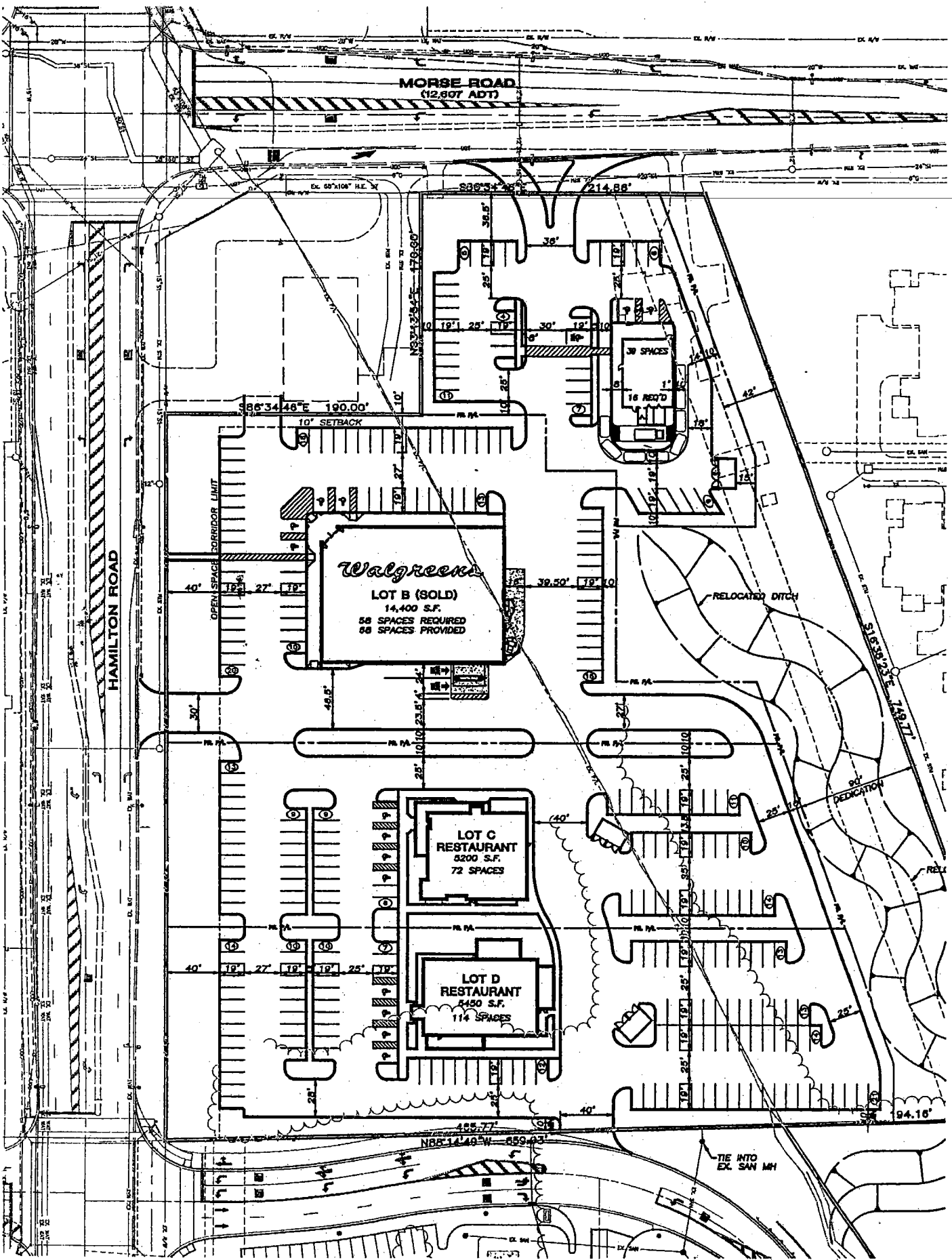


GRAPHIC SCALE





MORSE ROAD
(12,607 ADT)

HAMILTON ROAD

Walgreen

LOT B (SOLD)
14,400 S.F.
58 SPACES REQUIRED
58 SPACES PROVIDED

LOT C
RESTAURANT
5200 S.F.
72 SPACES

LOT D
RESTAURANT
4450 S.F.
114 SPACES

RELOCATED DITCH

TIE INTO
EX. SAN MH

Phone 614\866-9158
Fax 614\866-9132

September 08, 2000

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

Situated 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, I-18, Franklin County Recorder's Office, Franklin County, Ohio, containing 8.963 acres and being further described as follows:

Beginning for reference at Franklin Country 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 I-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 said 0.947 acre tract, and being the northeast corner of a 5.462 acre tract as conveyed to David P. And Nancy H. Gill as recorded in O.R. 30100 E-12;

page 2

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 338.22 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 reference 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".


John W. Wetherill P.S. 7811 Date

