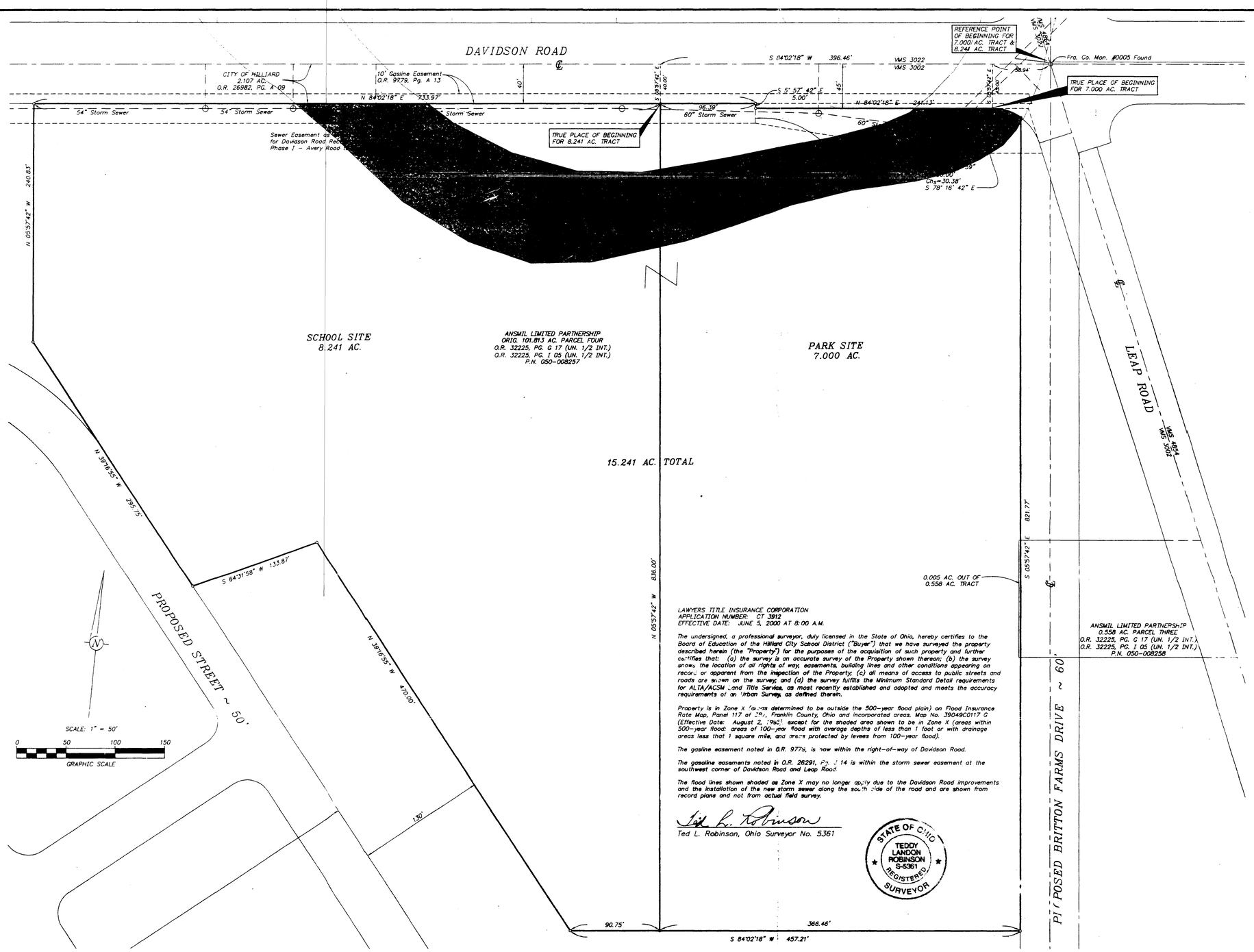
Split.



LAWYERS TITLE INSURANCE CORPORATION
APPLICATION NUMBER: CT 3912
EFFECTIVE DATE: JUNE 5, 2000 AT 8:00 A.M.

The undersigned, a professional surveyor, duly licensed in the State of Ohio, hereby certifies to the Board of Education of the Hilliard City School District ("Buyer") that we have surveyed the property described herein (the "Property") for the purposes of the acquisition of such property and further certifies that: (a) the survey is an accurate survey of the Property shown thereon; (b) the survey shows the location of all rights of way, easements, building lines and other conditions appearing on record or apparent from the inspection of the Property; (c) all means of access to public streets and roads are shown on the survey; and (d) the survey fulfills the Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys, as most recently established and adopted and meets the accuracy requirements of an Urban Survey, as defined therein.

Property is in Zone X (areas determined to be outside the 500-year flood plain) on Flood Insurance Rate Map, Panel 117 of 275, Franklin County, Ohio and Incorporated Areas, Map No. 39049C0117 C (Effective Date: August 2, 1995) except for the shaded area shown to be in Zone X (areas within 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood).

The gasline easement noted in O.R. 9779, is now within the right-of-way of Davidson Road.

The gasoline easements noted in O.R. 26291, Pg. J 14 is within the storm sewer easement at the southwest corner of Davidson Road and Leap Road.

The flood lines shown shaded as Zone X may no longer apply due to the Davidson Road improvements and the installation of the new storm sewer along the south side of the road and are shown from record plans and not from actual field survey.

Ted L. Robinson
Ted L. Robinson, Ohio Surveyor No. 5361

STATE OF OHIO
TEDDY LANDON ROBINSON
S-5361
REGISTERED
SURVEYOR

DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Hilliard, in Virginia Military Survey No. 3002, and being portions of the following two (2) tracts of land:

1. 6.995 acres out of an original 101.813 acre tract conveyed as Parcel Four to Ansmil Limited Partnership by deeds of record in Official Record 32225, Page G 17 (undivided one-half interest) and Official Record 32225, Page I 05 (undivided one-half interest), Recorder's Office, Franklin County, Ohio, and
2. 0.005 acre out of a 0.558 acre tract conveyed as Parcel Three to Ansmil Limited Partnership by deeds of record in Official Record 32225, Page G 17 (undivided one-half interest) and Official Record 32225, Page I 05 (undivided one-half interest), Recorder's Office, Franklin County, Ohio,

all bounded and described as follows:

Beginning, for reference, at Franklin County Monument No. 0005 found at the intersection of the centerline of Davidson Road, the centerline of Leap Road and the centerline of Britton Farms Drive, at the northeast corner of said Virginia Military Survey No. 3002, at the southeast corner of Virginia Military Survey No. 3022, in the west line of Virginia Military Survey No. 4854 and at the northeast corner of a 2.107 acre tract of land conveyed to City of Hilliard for Davidson Road right-of-way purposes by deed of record in Official Record 26982, Page A 09, Recorder's Office, Franklin County, Ohio;

thence S 84° 02' 18" W along the centerline of Davidson Road, along a portion of the north line of said Virginia Military Survey No. 3002, along a portion of the south line of said Virginia Military Survey No. 3022 and along a portion of the north line of said 2.107 acre tract a distance of 58.94 feet to a point;

thence S 5° 57' 42" E perpendicular to the centerline of Davidson Road, perpendicular to the north line of said Virginia Military Survey No. 3002, perpendicular to the south line of said Virginia Military Survey No. 3022, perpendicular to the north line of said 2.107 acre tract and crossing said 2.107 acre tract a distance of 45.00 feet to a 3/4-inch I.D. iron pipe set at the point of curvature in a south right-of-way line of Davidson Road, in a north line of said original 101.813 acre tract, in a south line of said 2.107 acre tract and at the true place of beginning of the tract herein intended to be described;

thence southeasterly along a portion of the curved south right-of-way line of Davidson Road, along a portion of the curved northeast line of said original 101.813 acre tract, along a portion of the curved south line of said 2.107 acre tract and with a curve to the right, data of which is: radius = 50.00 feet and sub-delta = 35° 21' 59", a sub-chord distance of 30.38 feet bearing S 78° 16' 42" E to a 3/4-inch I.D. iron pipe set in the west line of proposed Britton Farms Drive (60 feet wide);

thence S 5° 57' 42" E along the west line of proposed Britton Farms Drive, crossing a portion of said original 101.813 acre tract, crossing said 0.558 acre tract and crossing another portion of said original 101.813 acre tract a distance of 821.77 feet to a 3/4-inch I.D. iron pipe set;

thence S 84° 02' 18" W crossing a portion of said original 101.813 acre tract a distance of 366.46 feet to a 3/4-inch I.D. iron pipe set;

thence N 5° 57' 42" W crossing a portion of said original 101.813 acre tract a distance of 838.00 feet to a 3/4-inch I.D. iron pipe set in a south right-of-way line of Davidson Road, in a north line of said original 101.813 acre tract and in a south line of said 2.107 acre tract;

thence N 84° 02' 18" E along a portion of a south right-of-way line of Davidson Road, along a portion of a north line of said original 101.813 acre tract, along a portion of a south line of said 2.107 acre tract and parallel with and 40.00 feet southerly by perpendicular measurement from the centerline of Davidson Road a distance of 96.39 feet to a 3/4-inch I.D. iron pipe set at an angle point in the south right-of-way line of Davidson Road, at a corner of said original 101.813 acre tract and at a corner of said 2.107 acre tract;

thence S 5° 57' 42" E along a jog in the south right-of-way line of Davidson Road, along a line of said original 101.813 acre tract and along a line of said 2.107 acre tract a distance of 5.00 feet to a 3/4-inch I.D. iron pipe set at an angle point in the south right-of-way line of Davidson Road, at a corner of said original 101.813 acre tract and at a corner of said 2.107 acre tract;

thence N 84° 02' 18" E along a south right-of-way line of Davidson Road, along a north line of said original 101.813 acre tract, along a south line of said 2.107 acre tract and parallel with and 45.00 feet southerly by perpendicular measurement from the centerline of Davidson Road a distance of 241.13 feet to the true place of beginning;

containing 7.000 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in May, 2000. Basis of bearings is the west line of Lyman Industrial Park, being S 4° 19' 46" W, as shown of record in Plat Book 63, Pages 35 and 36, Recorder's Office, Franklin County, Ohio.

DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Hilliard, in Virginia Military Survey No. 3002, and being 8.241 acres out of an original 101.813 acre tract conveyed as Parcel Four to Ansmil Limited Partnership by deeds of record in Official Record 32225, Page G 17 (undivided one-half interest) and Official Record 32225, Page I 05 (undivided one-half interest), Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at Franklin County Monument No. 0005 found at the intersection of the centerline of Davidson Road, the centerline of Leap Road and the centerline of Britton Farms Drive, at the northeast corner of said Virginia Military Survey No. 3002, at the southeast corner of Virginia Military Survey No. 3022, in the west line of Virginia Military Survey No. 4854 and at the northeast corner of a 2.107 acre tract of land conveyed to City of Hilliard for Davidson Road right-of-way purposes by deed of record in Official Record 26982, Page A 09, Recorder's Office, Franklin County, Ohio;

thence S 84° 02' 18" W along the centerline of Davidson Road, along a portion of the north line of said Virginia Military Survey No. 3002, along a portion of the south line of said Virginia Military Survey No. 3022 and along a portion of the north line of said 2.107 acre tract a distance of 396.46 feet to a point;

thence S 5° 57' 42" E perpendicular to the centerline of Davidson Road, perpendicular to the north line of said Virginia Military Survey No. 3002, perpendicular to the south line of said Virginia Military Survey No. 3022, perpendicular to the north line of said 2.107 acre tract and crossing said 2.107 acre tract a distance of 45.00 feet to a 3/4-inch I.D. iron pipe set in the south right-of-way line of Davidson Road, in a north line of said original 101.813 acre tract, in a south line of said 2.107 acre tract and at the true place of beginning of the tract herein intended to be described;

thence continuing S 5° 57' 42" E perpendicular with the centerline of Davidson Road crossing a portion of said original 101.813 acre tract a distance of 836.00 feet to a 3/4-inch I.D. iron pipe set;

thence S 84° 02' 18" W crossing a portion of said original 101.813 acre tract a distance of 90.75 feet to a 3/4-inch I.D. iron pipe set;

thence N 39° 16' 55" W crossing a portion of said original 101.813 acre tract a distance of 470.00 feet to a 3/4-inch I.D. iron pipe set;

thence S 64° 31' 58" W crossing a portion of said original 101.813 acre tract a distance of 133.87 feet to a 3/4-inch I.D. iron pipe set in the northeast line of a proposed street (50 feet wide);

thence N 39° 16' 55" W along a portion of the northeast line of said proposed street and crossing a portion of said original 101.813 acre tract a distance of 295.75 feet to a 3/4-inch I.D. iron pipe set;

thence N 5° 57' 42" W crossing a portion of said original 101.813 acre tract a distance of 240.83 feet to a 3/4-inch I.D. iron pipe set in a south right-of-way line of Davidson Road, in a north line of said original 101.813 acre tract and in a south line of said 2.107 acre tract;

thence N 84° 02' 18" E along a portion of a south right-of-way line of Davidson Road, along a portion of a north line of said original 101.813 acre tract, along a portion of a south line of said 2.107 acre tract and parallel with and 40.00 feet southerly by perpendicular measurement from the centerline of Davidson Road a distance of 637.58 feet to a 3/4-inch I.D. iron pipe set at the true place of beginning;

containing 8.241 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in May, 2000. Basis of bearings is the west line of Lyman Industrial Park, being S 4° 19' 46" W, as shown of record in Plat Book 63, Pages 35 and 36, Recorder's Office, Franklin County, Ohio.

3/4" I.D. Iron Pipe Set Unless Otherwise Shown

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS
2675 W. DUBLIN-GRANVILLE RD.
COLUMBUS, OHIO

ANSMIL LIMITED PARTNERSHIP
O.R. 32225, PGS. G 17 & I 05

ALTA/ACSM LAND TITLE SURVEY
FOR ELEMENTARY SCHOOL & PARK
AT S.W. CORNER OF DAVIDSON ROAD AND
PROPOSED BRITTON FARMS DRIVE
HILLIARD, OHIO

15.241 AC. IN V.M.S. 3002			
SCALE: 1" = 50'		JOB NO.	1 / 1
DWN: JFB	CKD: TLR	JUNE 6, 2000	00-008

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