

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP (FIRM) NO. 0355 G, DATED AUGUST 2, 1995 FOR COMMUNITY NO. 39049 G, IN FRANKLIN COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**STATEMENT OF ENCROACHMENTS**

☐ NONE APPARENT

**MISCELLANEOUS NOTES**

ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE NOTED BY RECORD DIMENSIONS SHOWN IN PARENTHESES.  
DIMENSIONS ON THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

**ZONING DATA**

PIP - PLANNED INDUSTRIAL PARK

**NOTES CORRESPONDING TO SCHEDULE B POLICY No. CT 3433**

- 15 EASEMENT TO OHIO MIDLAND LIGHT AND POWER OF RECORD IN DEED BOOK 1039, PAGE 533. (EASEMENT AREA UNABLE TO BE DETERMINED.)
- 16 EASEMENT TO THE COUNTY COMMISSIONERS OF RECORD IN DEED BOOK 1069, PAGE 644. (DOES NOT AFFECT PROPERTY)
- 17 EASEMENT TO OHIO MIDLAND LIGHT AND POWER OF RECORD IN DEED BOOK 1177, PAGE 300. (EASEMENT AREA UNABLE TO BE DETERMINED.)
- 18 EASEMENT TO OHIO MIDLAND LIGHT AND POWER OF RECORD IN DEED BOOK 2244, PAGE 195. (EASEMENT AREA UNABLE TO BE DETERMINED.)
- 19 EASEMENT TO CITY OF COLUMBUS OF RECORD IN DEED BOOK 2718, PAGE 429. (DOES NOT AFFECT PROPERTY)
- 20 EASEMENT TO OHIO BELL TELEPHONE OF RECORD IN OFFICIAL RECORD VOLUME 22705.107. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)
- 21 EASEMENT TO GOODYEAR TIRE AND RUBBER OF RECORD IN INSTRUMENT NO. 199712290176727. (DOES NOT AFFECT PROPERTY)
- 22 EASEMENT TO FRANKLIN COMMUNITY IMPROVEMENT OF RECORD IN INSTRUMENT NO. 199707230053577. (DOES NOT AFFECT PROPERTY)
- 23 EASEMENT TO OHIO BELL TELEPHONE OF RECORD IN INSTRUMENT NO. 199709090089773. (DOES AFFECT PROPERTY AND IS SHOWN HEREON)

**LEGEND**

- IRON PIN FOUND
- △ P.R. SPIKE FOUND
- P.K. NAIL FOUND
- STONE FOUND
- FENCE POST FD. & USED
- SIGN
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- FIRE PROTECTION VALVE
- TELEPHONE RISER
- SEWER MANHOLE
- ROOF DRAIN
- IRON PIN SET
- △ P.R. SPIKE SET
- P.K. NAIL SET
- FENCE LINE
- ELECTRIC TRANSFORMER
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- HEADWALL
- CABLE RISER
- WATER METER
- CURB INLET

**LEGAL DESCRIPTION**

Situated in the State of Ohio, County of Franklin, Village of Coetz, and in Section 25, Township 4, Range 22, Congress Lands, and being part of the original 30 acre tract conveyed as Force Number One, and Tract to Benjamin J. Dill, Jr., Jacob T. Dill, and James E. Dill in Deed Book 1480, Page 112, and more particularly bounded and described as follows:

Beginning for reference at a Railroad Spike found at the centerline intersection of Alum Creek Drive being the centerline of survey and northbound line as delineated in the right-of-way plans for Alum Creek Drive (Franklin County, Ohio No. 333) and Toy Road (Traverse No. 91, 25, 25) W along the centerline of said Toy Road a distance of 104.31 feet to a point in the centerline of said Toy Road;

Thence N 89° 02' 32" E a distance of 58.51 feet to an iron pin set at the intersection of the right-of-ways of Creekside Parkway and Alum Creek Drive and then pin being the TRUE PLACE OF BEGINNING for the tract herein to be described;

Thence N 86° 42' 40" W along the northern right-of-way of said Creekside Parkway a distance of 10.50 feet to an iron pin set at an angle point in said right-of-way;

Thence S 41° 14' 31" W along the westerly right-of-way of said Creekside Parkway a distance of 8.04 feet to an iron pin set at an angle point in said right-of-way;

Thence N 85° 25' 38" W along the northern right-of-way of said Creekside Parkway a distance of 37.28 feet to an iron pin set at an angle point in said right-of-way;

Thence S 41° 34' 31" W along the westerly right-of-way of said Creekside Parkway a distance of 16.50 feet to an iron pin set at an angle point in said right-of-way;

Thence N 85° 25' 38" W along the northern right-of-way of said Creekside Parkway a distance of 172.40 feet to an iron pin set at a point creating a new line across said tracts;

Thence N 3° 17' 05" E along the new line a distance of 1109.39 feet to an iron pin set on the southern right-of-way line of Bixby Road;

Thence the following three (3) courses and distances along the westerly right-of-way line of said Bixby Road:

(1) Thence S 29° 14' 10" E a distance of 198.34 feet to an iron pin set;

(2) Thence S 0° 01' 05" W a distance of 10.01 feet to an iron pin set;

(3) Thence N 86° 54' 49" E a distance of 174.15 feet to an iron pin set at the intersection of the northern right-of-way line with the westerly right-of-way line of said Alum Creek Drive;

Thence S 0° 01' 05" W along the westerly right-of-way of said Alum Creek Drive a distance of 1330.46 feet to the Place of Beginning containing 14,502 acres ± or 631,691 square feet of land more or less, as calculated by the above courses which were determined within the precision requirements of an official survey (as adopted by ALTA/ACSM and in effect on the date of this description). Subject to all legal highways, easements and restrictions of record the above survey was performed by Douglas R. Hark, Ohio P.S. No. 7681 on April 2, 1998.

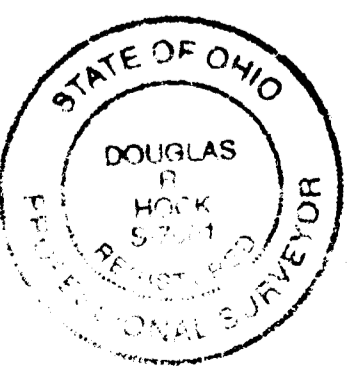
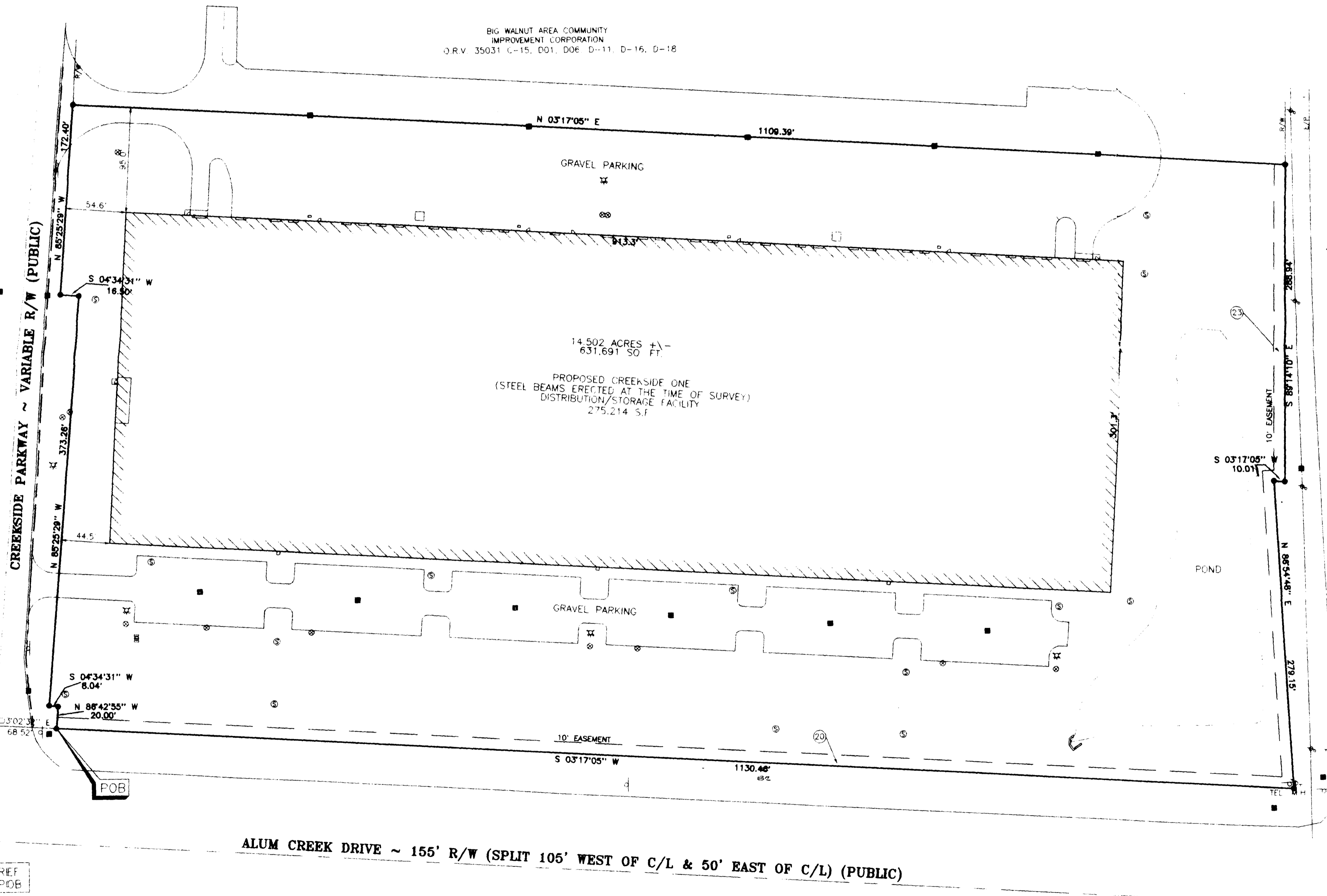
All references used in this description can be found at the Franklin County Recorder's Office, Franklin County, Ohio. The bearings used in this description were based on the westerly right-of-way of Alum Creek Drive being S 3° 17' 05" W as used in said right-of-way plans for Alum Creek Drive.

**ALTA/ACSM CERTIFICATION**

The undersigned hereby certifies to The Huntington National Bank and to Chicago Title Corporation, as of the date of this survey, that this survey was actually made upon the ground, that all 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", 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 and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property, that there are no easements or uses affecting the property appearing from a careful physical inspection of the same other than those shown thereon, except as shown, there are no encroachments or adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvement situated upon an adjoining premises, and that according to the Federal Emergency Management Agency Flood Insurance Rate Map No. 0355 G, effective date August 2, 1995, this property lies within Zone "X", areas determined to be outside the 500 year floodplain. This survey was made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys promulgated by ALTA and ACSM in 1990 and meets the accuracy requirements of a Class A Survey, as defined therein.

VESTING DEED INFORMATION:  
BIG WALNUT AREA COMMUNITY IMPROVEMENT CORPORATION  
O.R.V. 35031 C-15, D01, D06, D-11, D-16, D-18

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FRANKLIN CONSULTANTS, INC.  
10/1/98  
DOUGLAS R. HARK  
PROFESSIONAL SURVEYOR NO. 7681

FRANKLIN CONSULTANTS, INC.  
2700 EAST DUBLIN-GRANVILLE ROAD  
COLUMBUS, OHIO 43231  
(614) 891-6000 FAX: (614) 891-6003

DESIGN BY: N.C.C.  
DRAWN BY: D.C.H.  
C.D. BY: G.C.  
SCALE: AS SHOWN  
JOB NUMBER: 837  
DATE: 9-29-98

ALTA / ACSM SURVEY  
CREEKSIDE INDUSTRIAL PARK  
FRANKLIN COUNTY

No. Date Revisions