

# ALTA/ACSM LAND TITLE SURVEY OF EASTPORT BUSINESS PARK (130.411 ACRES)

## FOR FED ONE

### SITUATED IN THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO SECTION 35, TOWNSHIP 4 NORTH OF MATHEW'S SURVEY OF RANGE 22, CONGRESS LANDS

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE C. ROBERT TALBOTT 196.831 ACRE TRACT (INST. NO. 199808120205595) FRANKLIN COUNTY RECORDER'S OFFICE, SAID LINE REFERENCED ON A 1995 SURVEY BY WOOLPERT (FILE NO. 51-21092-01) ESTABLISHED FROM FRANKLIN COUNTY GEODETIC SURVEY MONUMENTATION.



#### EASEMENTS

- ITEM # 15) RIGHT OF WAY EASEMENT OF LONDON-GROVEPORT ROAD (STATE ROUTE 317) (NO REFERENCE GIVEN). (THIS IS A BLANKET EASEMENT, NOT SPECIFICALLY LOCATED, BELIEVED TO BE FOR THE ORIGINAL TRAVELED ROADWAY, GIVEN PRIOR TO RECORDING DOCUMENTATION)
- ITEM # 16) RIGHT OF WAY EASEMENT TO SOUTH CENTRAL POWER COMPANY, O.R. 165595 J12. (THIS EASEMENT IS FOR ELECTRIC SERVICE TO THE NOW OWNED KORWISI PROPERTY AND HAS BEEN PLOTTED HEREON).
- ITEM # 17) DEED OF EASEMENT TO THE STATE OF OHIO, D.B. 1206, PG. 633. (THIS EASEMENT IS FOR HIGHWAY PURPOSES AND LIES WITH THE CURRENT RIGHT-OF-WAY AS SHOWN HEREON).
- ITEM # 18) DEED OF EASEMENT TO THE STATE OF OHIO, D.B. 1206, PG. 1. (THIS EASEMENT IS FOR A CHANNEL CHANGE AN IS LOCATED ON THE NOW OWNED STARKEY PROPERTY AND APPEARS TO NO LONGER AFFECT THIS 130.411 ACRE TRACT).
- ITEM # 19) DEED OF EASEMENT TO OHIO-MIDLAND LIGHT AND POWER COMPANY, D.B. 1087, PG. 47. (THIS EASEMENT APPEARS TO BE FOR ELECTRIC TRANSMISSION LINES ALONG LONDON-GROVEPORT ROAD. NO LOCATION OR WIDTH STATED. EXISTING POWER LINES ARE NOW LOCATED SOUTH OF CENTERLINE OF SAID ROAD; CURRENT STATUS OF EASEMENT NOT DETERMINED).
- ITEM # 20) DEED OF EASEMENT TO OHIO-MIDLAND LIGHT AND POWER COMPANY, D.B. 1087, PG. 48. (THIS EASEMENT IS FOR TRANSMISSION OF ELECTRIC SERVICE TO THE "FARM HOME" AND IS BELIEVED TO BE FOR THE POLE LINE AS SHOWN. NO WIDTH STATED).
- ITEM # 21) DEED OF EASEMENT TO THE STATE OF OHIO, D.B. 2060, PG. 676 AND 678. (THIS EASEMENT IS FOR HIGHWAY PURPOSES REPRESENTED BY THE CURRENT HIGHWAY RIGHT-OF-WAY LINE AS SHOWN. PARCEL 1 OF THIS EASEMENT IS NOW ON WILMERS PROPERTY AND APPEARS TO NO LONGER AFFECT THIS 130.411 ACRE TRACT. THE MAJORITY OF PARCEL 1-A RUNS ALONG THE ENTIRE FRONTAGE OF THIS 130.411 ACRE TRACT).
- ITEM # 22) DEED OF EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, D.B. 2941, PAGE 124. THIS IS A 150' WIDE EASEMENT ALONG THE NORTH LINE OF THIS 130.411 ACRE TRACT AND IS SHOWN HEREON.

#### FLOOD NOTE

THIS PROPERTY DOES APPEAR ON THE CURRENT CITY OF COLUMBUS, OHIO F.E.M.A. MAP MAP NUMBER 39049C0355 G DATED AUGUST 2, 1995 AND IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN).

#### TITLE WORK

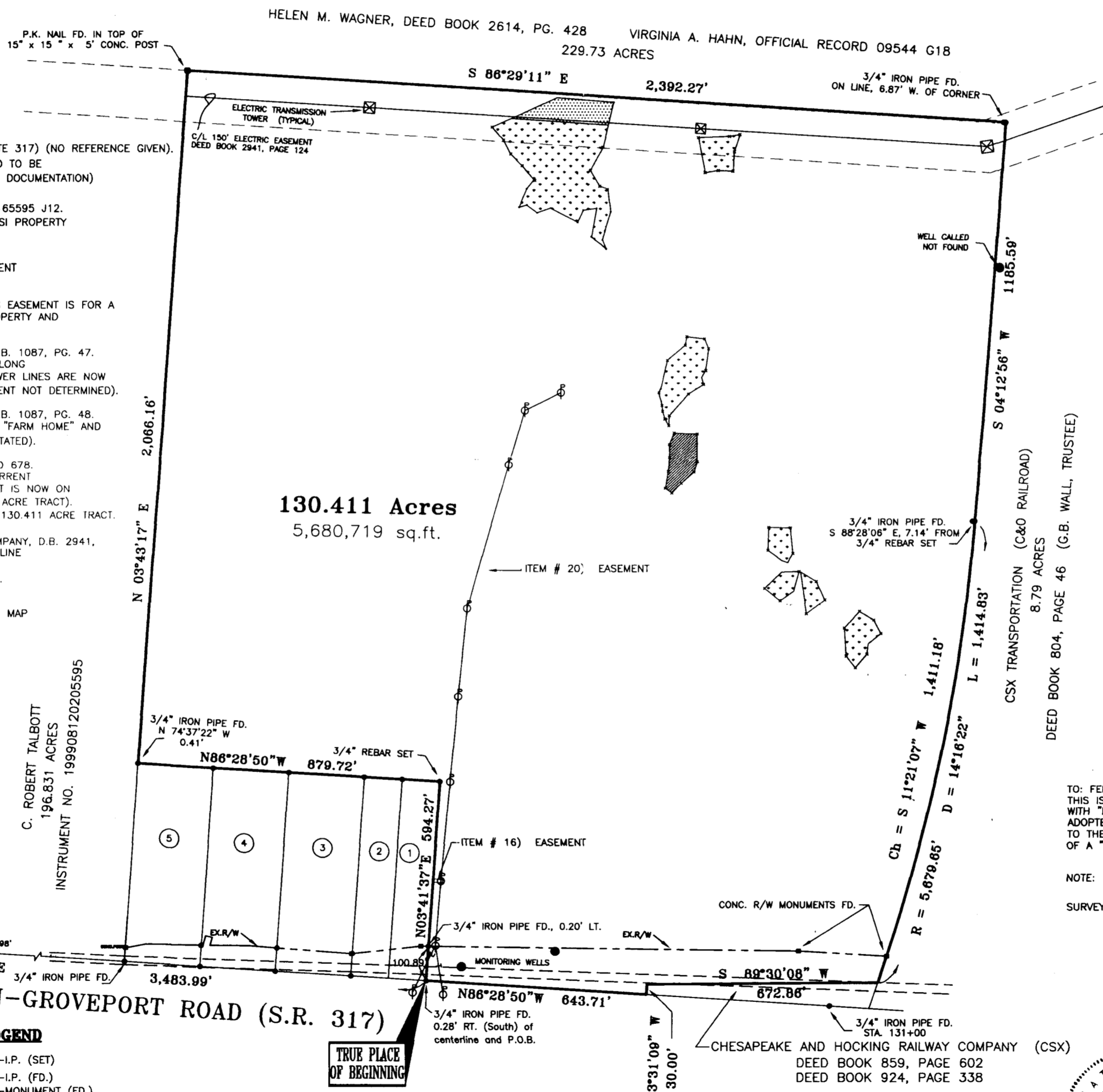
ALL TITLE WORK WAS PROVIDED BY THE CLIENT AND BY TITLE FIRST AGENCY, INC., 555 S. FRONT ST., SUITE 400, COLUMBUS, OHIO 43215. COMMITMENT NUMBER: 75100326 EFFECTIVE DATE, OCTOBER, 27, 1999. @ 7:00AM

#### STREETS

THE PAVEMENT AS SHOWN IS TAKEN FROM THE O.D.O.T. RIGHT-OF-WAY PLANS

#### ZONING

THIS SITE IS ZONED FOR MANUFACTURING BY THE CITY OF COLUMBUS ZONING DEPARTMENT.



130.411 Acres  
5,680,719 sq.ft.

LEGAL DESCRIPTION 130.411 ACRES FOR FED ONE  
Sited in the City of Columbus, Franklin County, Ohio. Being part of the southeast quarter of Section 35, Township 4, North of Mathew's Survey of Range 22, Congress Lands. And being all of that tract of land (127.352 acres by previous description and exceptions) conveyed to James B. Albers, Trustee, recorded in Official Record 26182 813 of the Franklin County Recorder's Office, part of an original 158 acre tract, being more particularly described as follows:  
Commencing at Franklin County Geodetic Survey Monument 3322 found at the southwest corner of said Section 35;

Thence South 86 Degrees, 28 Minutes, 50 Seconds East, along the south line of Section 35 (passing a 3/4" iron pipe found at 2603.98 feet at the southwest corner of said 158 acre tract) for a distance of 3483.99 feet to a point in the original centerline of London-Groveport Road (State Route 317, formerly State Route 685) at the southeast corner of a 1,500 acre tract conveyed to Cassandra M. Korwisi recorded in Instrument Number 199906040142168 of the Franklin County Recorder's Office, being the TRUE PLACE OF BEGINNING for the herein described tract, and being referenced by an iron pipe found 0.28 right (South);

Thence North 03 Degrees, 41 Minutes, 37 Seconds East, leaving said original centerline and said south line of Section 35 (passing a 3/4" iron pipe found at 100.89 feet, 0.20' left (West) for a distance of 594.27 feet to a 3/4" rebar set at the northeast corner of said Korwisi 1,500 acre tract;

Thence North 86 Degrees, 28 Minutes, 50 Seconds West, along the north line of said Korwisi 1,500 acre tract, the north line of a 1,500 acre tract conveyed to Donald E. and Jacqueline A. Smith (Official Record 6666 B08), the north line of a 3,00 acre tract conveyed to David and Barbara Waller (Official Record 1106 C08), the north line of a 3,00 acre tract conveyed to Lynne M. Starkey (Instrument Number 199807090171590), and the north line of a 3,00 acre tract conveyed to Conrad H. Wilmers (Instrument Number 199812280333078) for a distance of 879.72 feet to a point in an east line of a 196.831 acre tract conveyed to C. Robert Talbott (Instrument Number 199808120205595), said point being South 74 Degrees, 37 Minutes, 22 Seconds East a distance of 0.41 feet from a (found) bent 3/4" iron pipe;

Thence North 03 Degrees, 43 Minutes, 17 Seconds East, along an east line of said 196.831 acre tract for a distance of 2066.16 feet to a (found) P.K. nail in the top of a 15" x 15" x 5' high concrete post on the south line of a 230.73 acre tract conveyed to Helen M. Wagner (Deed Volume 2614, Page 428) and to Virginia A. Hahn (Official Record 9544 G18);

Thence South 86 Degrees, 29 Minutes, 11 Seconds East along the south line of said Wagner and Hahn tract (passing a 3/4" iron pipe found at 2385.40 feet for a distance of 2392.27 feet to a 3/4" rebar set on the westerly line of CSX Railroad, the northwest corner of an 8.79 acre tract originally conveyed to G.B. Wall, Trustee (Deed Volume 804, Page 46);

Thence South 04 Degrees, 12 Minutes, 56 Seconds West along the westerly line of said Railroad for a distance of 1185.59 feet to a 3/4" rebar set at a Point of Curvature of said westerly line, said rebar being North 88 Degrees, 28 Minutes, 04 Seconds East, a distance of 7.14 feet from a (found) 3/4" iron pipe;

Thence continuing along the westerly line of CSX Railroad (said 8.79 acre tract) along a curve to the right having a radius of 5679.85 feet and an arc length of 1414.83 feet, being subtended by a chord of South 11 Degrees, 21 Minutes, 07 Seconds West for a distance of 1411.18 feet to point at the northeast corner of a 0.81 acre tract conveyed to Chesapeake and Hocking Railway Company (Deed Volume 859, Page 602);

Thence South 89 degrees 30 minutes 08 seconds West along the north line of said 0.81 acre tract for a distance of 672.86 feet to a point;

Thence South 03 Degrees, 31 Minutes, 10 Seconds West, for a distance of 30.00 feet to a point in the original centerline of London-Groveport Road, the south line of Section 35, southwest corner of said 0.81 acre tract;

Thence North 86 Degrees, 28 Minutes, 50 Seconds West, along said centerline, for a distance of 643.71 feet to the TRUE PLACE OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 130.411 acres more or less (3.204 acres of said property being with the current right-of-way of State Route 317).

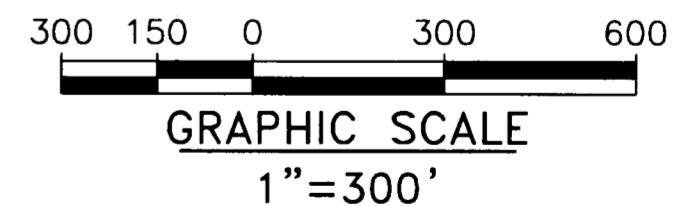
**BASIS OF BEARINGS:**  
The basis of bearings for this survey and description are based on the east line of the C. Robert Talbott 196.831 acre tract (Instrument No. 199808120205595 of the Franklin County Recorder's Office, said east line being the west line of the herein described 130.411 acre tract. Said basis of bearing also referenced on a 1995 survey by Woolpert (File No. 51-21092-01), established from Franklin County Geodetic Survey monumentation.

The above description based on an actual survey by Bischoff & Associates, Inc., in November and December 1999.

#### CERTIFICATION

TO: FED ONE, ROBERT J. BIONDI, THE OHIO BANK, AND TITLE FIRST AGENCY, INC. : THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES NO ITEMS OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A "SUBURBAN" SURVEY, AND MODIFIED BY CLIENT NOT TO SHOW BUILDINGS, STRUCTURES AND DRIVES ON SITE.

NOTE: ALL IRON PINS (SET) ARE 5/8" REBAR, 30 INCHES LONG WITH A YELLOW CAP BEARING "BISCHOFF & ASSOC."  
SURVEYED: 11/30/99



- ① CASSANDRA M. KORWISI, 1.500 ACRE INSTRUMENT NO. 199906040142168
- ② DONALD E. AND JACQUELINE A. SMITH, 1.500 ACRE OFFICIAL RECORD 6666 B08
- ③ DAVID AND BARBARA WALLER, 3.00 ACRES OFFICIAL RECORD 1106 C08
- ④ LYNNE M. STARKEY, 3.00 ACRES INSTRUMENT NO. 199807090171590
- ⑤ CONRAD H. WILMERS, 3.00 ACRES INSTRUMENT NO. 199812280333076

**LEGEND**

- I.P. (SET)
- I.P. (FD.)
- MONUMENT (FD.)
- 15"X15" CONC.POST.(FD.)
- POWER POLE
- WELL (FD.)
- FENCING
- PROPOSED IMPACTED WETLANDS 2.89 Acres
- NON-IMPACTED WETLANDS 0.35 Acre
- POTENTIAL JURISDICTIONAL POND 0.28 Acre

**PREVIOUS DEED REFERENCE**  
JAMES B. ALBERS, TRUSTEE  
OFFICIAL RECORD 26182 813,  
FRANKLIN COUNTY RECORDER'S OFFICE.



ANTHONY R. SHECK REGISTERED SURVEYOR NO. S-6954 DATE 12-10-99

**BISCHOFF & ASSOCIATES, INC.**  
Consulting Engineers and Surveyors  
807 KINNEAR ROAD COLUMBUS, OHIO 43212-1421 (614)481-4150 FAX (614)481-4199

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