

**LEGAL DESCRIPTION**

DESCRIPTION OF A 22.672 ACRES TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, East one-half section 36, Township 4, Range 22, Congress, lands being 22.672 acres out of an original 244.147 acre tract as described in a deed to Franklin Community Improvements Corporation, of record in Official Record 29436 E19, (all references to deeds referring to records in the Recorder's Office, Franklin County, Ohio) and being more fully described as follows:

Beginning for reference at a Franklin County Monument Box 9930 at the centerline intersection of Shook Road and London Groveport Road (State Route 317);

Thence South 86° 03' 03" East a distance of 1347.95 feet to a Franklin County Monument Box 9961;

Thence South 85° 48' 54" East a distance of 663.50 feet to the True Point of Beginning;

Thence the following four courses and distances along a new line across said original 244.147 acres:

- (1) North 03° 37' 38" East a distance of 1445.02 feet to an existing iron pin.
- (2) South 86° 22' 22" East a distance of 16.00 feet to an existing iron pin.
- (3) Thence with the arc of a circle in the left with a radius of 72.00 feet, a delta angle of 179° 41' 36", a chord bearing S 86° 13' 21" East a distance of 144.00 feet to an iron pin set.
- (4) South 86° 04' 09" East a distance of 531.99 feet to an iron pin set on the westerly line of Air Haven Estates of record in Plat Book 32, Page 10A.

Thence South 03° 58' 51" West along the westerly line of said Air Haven Estates, the westerly line of Speedway Supermarket LLC of record in instrument #19980209029138 a distance of 1448.50 feet to a railroad spike set in the centerline of said London Groveport Road;

Thence North 85° 48' 54" West along the centerline of said London Groveport Road, the southerly line of said original 244.147 acres a distance of 684.34 feet to the True Point of Beginning containing 22.672 acres more or less.

The Basis of Bearing used in this description was transferred from a GPS survey of Franklin County Monuments FCOS 9930 and FCOS 9927 performed by the Franklin County Engineer's Office in 1991, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, and determines the centerline of Shook Road as North 03° 37' 38" East.

**NOTES CORRESPONDING TO SCHEDULE B POLICY No. 10-17-92 - EFF. DATE: 9/6/01**

- 6 EASEMENT OF RECORD IN OFFICIAL RECORD 30285, PAGE 009 (DOES AFFECT PROPERTY AS SHOWN HEREON).
- 7 EASEMENT OF RECORD IN DEED BOOK 30210, PAGE 515 (DOES AFFECT PROPERTY AS SHOWN HEREON).
- 8 EASEMENT OF RECORD IN DEED BOOK 30010, PAGE 502 (DOES NOT AFFECT PROPERTY).
- 9 EASEMENT OF RECORD IN INSTRUMENT #1971-07005584 (DOES AFFECT PROPERTY AS SHOWN HEREON).
- 10 DECLARATION OF PROTECTIVE COVENANTS AND DEVELOPMENT STANDARDS OF RECORD IN OFFICIAL RECORD 30285, PAGE 009 (DOES AFFECT PROPERTY; EASEMENT CONTAINED WITHIN SHOWN AS ITEM #6).
- 11 BUILDING SETBACK LINES AND UTILITY EASEMENTS OF RECORD IN PLAT BOOK 83, PAGE 9, AND PLAT BOOK 86, PAGE 26 (DOES AFFECT PROPERTY AS SHOWN HEREON).
- 12 RETENTION BASIN EASEMENTS AND RESTRICTIONS OF RECORD IN PLAT BOOK 83, PAGE 9 (DOES AFFECT PROPERTY AS SHOWN HEREON).

**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 C, 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 PARENTHESIS.

DIMENSIONS ON THIS PLAT 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.

THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, PUMP OR ANY KIND OF SANITARY LAND FILL.

ANY LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND STRUCTURES AND/OR RECORD DRAWINGS PROVIDED TO THE SURVEYOR. ANY LOCATIONS OF UNDERGROUND UTILITY LINES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITY LINES AND STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

**ZONING DATA**

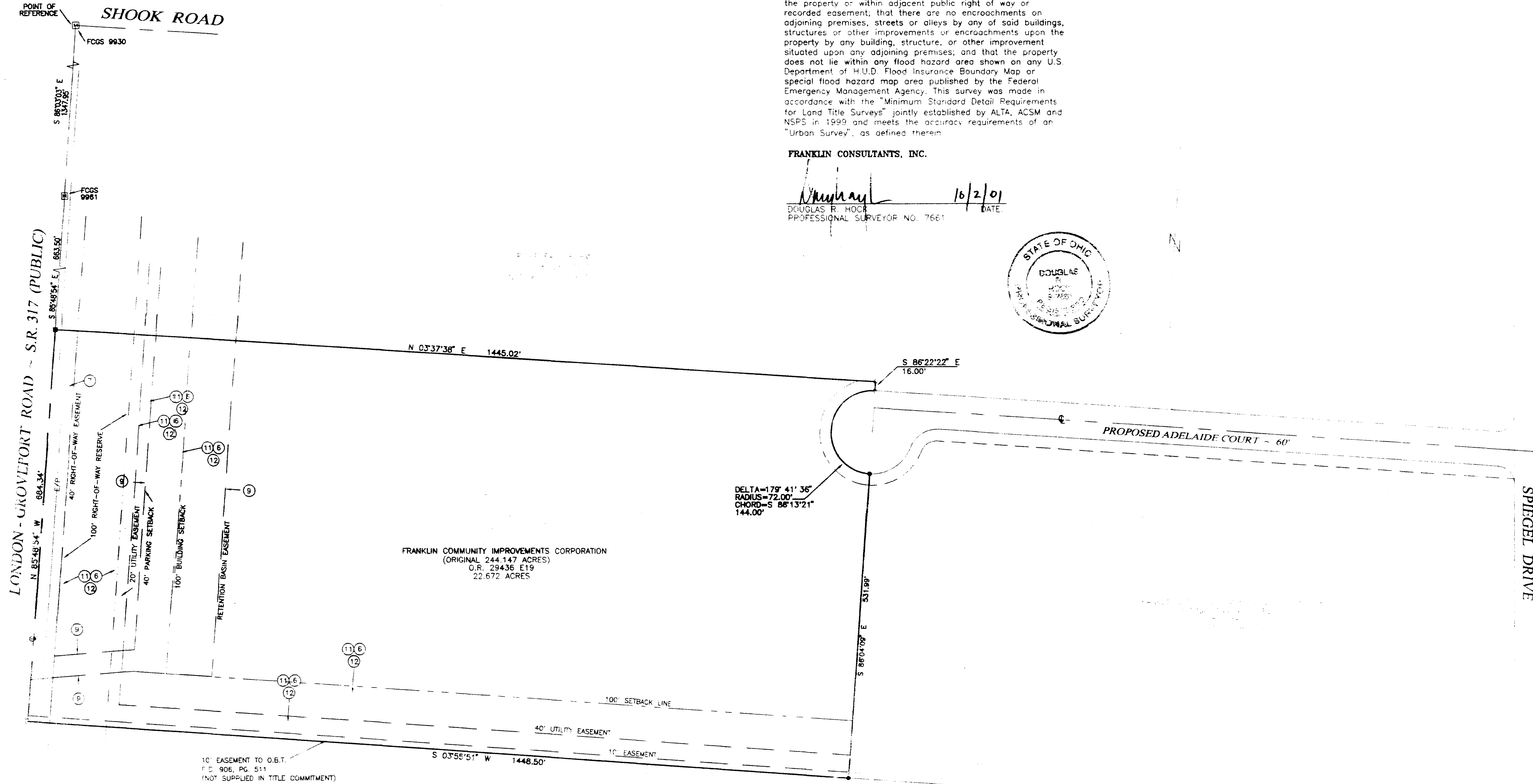
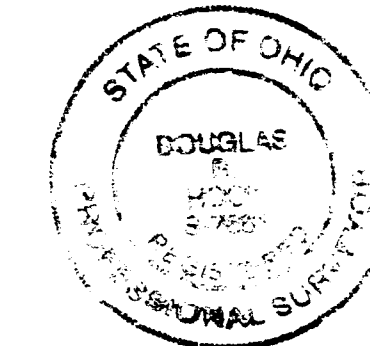
☐ MANUFACTURING DISTRICT

**ALTA / ACSM CERTIFICATION**

The undersigned hereby certifies to Firstar Bank, Rickenbacker VI LLC, Franklin Community Improvement Corporation and to Old Republic National Title Insurance Company that this survey was actually made upon the ground; that it and 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" by surveying calculation, 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 plot, 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; that all utility services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easement; that there are no encroachments on 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 any adjoining premises; and that the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special flood hazard map area published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA, ACSM and NSPS in 1999, and meets the accuracy requirements of an "Urban Survey", as defined therein.

FRANKLIN CONSULTANTS, INC.

*Douglas R. Hoce* 10/2/01  
DOUGLAS R. HOCE DATE  
PROFESSIONAL SURVEYOR NO. 7661



**LEGEND**

- IRON PIN FOUND
- R. R. SPIKE FOUND
- P.K. NAIL FOUND
- △ STONE FOUND
- ⊠ FENCE POST FD. & USEE
- ⊙ SIGN
- ⊕ CATCH BASIN
- ⊖ UTILITY POLE
- ⊗ LIGHT POLE
- ⊘ FIRE PROTECTION VALVE
- ⊙ TELEPHONE RISE
- ⊙ SEWER MANHOLE
- IRON PIN SET
- R.R. SPIKE SET
- P.K. NAIL SET
- FENCE LINE
- ELECTRIC TRANSFORMER
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- HEADWALL
- CABLE RISER
- WATER METER
- CURB INLET

FRANKLIN CONSULTANTS, INC.  
270 EAST DUBLIN-GRANVILLE ROAD, SUITE 500  
COLUMBUS, OHIO 43221  
(614) 891-6000 FAX: (614) 891-6003  
E-MAIL: mail@franklinconsultants.com

ALTA / ACSM SURVEY  
RICKENBACKER VI - 22.672 ACRES  
FRANKLIN COUNTY, OHIO

SURVEY BY: N.G.S.  
DRAWN BY: D.R.H.  
CKD. BY: D.R.H.  
SCALE: 1" = 100'  
JOB NUMBER: 120  
DATE: 9/20/01

NO. DATE: REVISIONS: