



CITY OF WHITEHALL
PARCEL II
O.R. 13210C15

J & M DEVELOPMENT COMPANY, INC.
TRACT 1
O.R. 12725H04
19.407 AC.

CITY OF WHITEHALL
1.37 AC. D.B. 3503, P. 11

COLUMBUS & SOUTHERN OHIO
ELECTRIC COMPANY EASEMENT
D.B. 3503, P. 11.

THE MOST REVEREND
JAMES A. GRIFFIN, BISHOP
O.R. 05370H03
DESCRIBED IN D.B. 1103, P. 548

30.974 AC.
(28.611 Ac.)

State of Ohio Conservation and
20 Foot Wide Fishing Easement
Along the East Bank
D.B. 1069, P. 387

State of Ohio
Parcel No. 199-WD
D.B. 3404, P. 781

Situated in the State of Ohio, County of Franklin, being, in part, in the City of Columbus and, in part, in the City of Whitehall and being in Half Lots 3 and 4 of Township 12, Range 21, Refugee Lands, containing 30.974 acres of land, more or less, said 30.974 acres being out of that 50.99 acre tract of land described in the deed to the Rt. Rev. James J. Hartley, Bishop of Columbus, of record in Deed Book 1103, Page 548, Recorder's Office, Franklin County, and subsequently conveyed to the Most Reverend James A. Griffin, Bishop of Columbus, by deed of record in Official Record 05370H03, both being of record in the Recorder's office, Franklin County, Ohio.

All of the survey markers noted on this map were in place in March of 1997.
The bearings shown on this map are based upon the bearing of S 82°34'13" W as shown along the centerline of East Broad Street and the southerly line of said 50.99 acre tract as shown on sheet 15 of 20 sheets of the Ohio Department of Highway plans for I-270 Franklin County (FRA-270-30,32N), and also given for the southernmost line of said 3.50 acre tract.

Easements listed in Schedule B-Section II of the Commitment For Title Insurance issued by First American Title Insurance Company Commitment No. FB6520D - Effective Date: March 4, 1997.

- 1.) State of Ohio conservation and 20' wide fishing easement along the east bank of Big Walnut Creek, of record in Deed Book 1069, Page 387 is shown on this map.
- 2.) Easement to Columbus & Southern Ohio Electric Company of record in Deed Book 2144, Page 386, does not apply to the 30.974 acre area of land shown hereon.
- 3.) Easement to the City of Columbus, Ohio of record in Deed Book 2210, Page 180 does not apply to the 30.974 acre area of land shown hereon.
- 4.) Easement for Highway Purposes to the State of Ohio, of record in Deed Book 2256, Page 105 does not apply to the 30.974 acre area of land shown hereon.
- 5.) Easement to the City of Columbus, Ohio, of record in Deed Book 2256, Page 17 is shown on this map.
- 6.) Easement to the City of Columbus, of record in Deed Book 2640, Page 275 is shown on this map.
- 7.) Easement for Highway Purposes to the State of Ohio, of record in Deed Book 3404, Page 781 is shown on this map.
- 8.) Easement to the Columbus & Southern Ohio Electric Company, of record in Deed Book 3503, Page 11 is shown on this map.
- 9.) Easement to the City of Columbus, Ohio, of record in O.R. 13819A03 is shown on this map.

We hereby state to FIRST AMERICAN TITLE INSURANCE COMPANY and DONALD R. KENNEY, TRUSTEE that this map was prepared from information obtained from an actual field survey conducted by Bauer, Davidson & Merchant, Inc. in March of 1997, that there are no encroachments either way across any of the property lines shown hereon and that this map was prepared in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and AGSM in 1992. The 30.974 acre area hereon is located, in part, in Zone AE (base flood elevations determined) and, in part, in Zone X (areas determined to be outside the 500-year floodplain) as shown on the Flood Insurance Rate Map for Franklin County, Ohio Map Number 39049CC276 G Effective Date: August 2, 1995.

James L. Davis
BAUER, DAVIDSON & MERCHANT, INC.
CONSULTING ENGINEERS
By *Jimmie L. Davis*
Jimmie L. Davis
Professional Surveyor No. 6942

BOUNDARY SURVEY MAP OF 30.974 ACRES OF LAND LOCATED AT THE NORTHWESTLY CORNER OF EAST BROAD STREET (STATE ROUTE 16) AND CARDINAL PARK DRIVE, IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

BAUER, DAVIDSON & MERCHANT, INC.
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255 Green Meadows Drive S.
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(614) 846-3395

ORDER NO. 528-97
MARCH 19, 1997
REVISED APRIL 7, 1997

- Indicates a 3/4-Inch (ID) Iron Pipe Set
- Indicates a P.K. Nail Found