

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 C, DATED AUGUST 2, 1995 FOR COMMUNITY NO. 30099 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.

ZONING DATA

MANUFACTURING DISTRICT

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- R. R. SPIKE FOUND
- R.R SPIKE SET
- ✕ P.K. NAIL FOUND
- ✕ P.K. NAIL SET
- ▲ STRONG FOUND
- FENCE LINE
- ▲ FENCE FOUND & USED
- ⊠ ELECTRIC TRANSFORMER
- SIGN
- ⊗ GAS VALVE
- CATCH BASIN
- ⊗ WATER VALVE
- UTILITY POLE
- ⊗ FIRE HYDRANT
- ⊗ LIGHT POLE
- ⊗ HEADWALL
- FIRE PROTECTION VALVE
- ⊗ CABLE RISER
- ⊗ TELEPHONE RISER
- ⊗ WATER METER
- SEWER MANHOLE
- CURB INLET

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, East one-half of Section 36, Township 4, Range 22, Congress Lands, being 10.875 acres out of an original 244.147 acre tract deeded to Franklin Community Improvements Corporation in Official Record Volume 29436 E19, said 10.875 acres being more particularly bounded and described as follows:

Beginning for reference to a Franklin County Monument Box (FCMS 9927) found in the centerline of Shook Road, thence South 78° 38' 35" East a distance of 1231.19 feet to an existing iron pin at a northeast corner of a 47.048 acre tract deeded to Meridian Industrial Trust of record in instrument No. 19900724015771, and to the easterly right-of-way of Spiegel Drive as referenced in the plat Dedication of Spiegel Drive and Easements of record in Plat Book 86, Page 26, said iron pin also being the TRUE POINT OF BEGINNING for the tract hereto to be described;

Thence North 89° 58' 05" East along the southerly right of way of said Spiegel Drive a distance of 777.12 feet to an iron pin set;

Thence along a new line across said original 244.147 acres with a curve to the right having a radius of 30.00 feet, a delta angle of 83° 47' 33", a chord bearing South 43° 16' 08" East a distance of 43.81 feet to an iron pin set;

Thence South 03° 37' 38" West continuing along a new line across said original 244.147 acres a distance of 561.80 feet to an existing iron pin at a northeast corner of a 38.308 acre tract deeded to Rickenbacker/PM LLC of record in instrument No. 2000021600319008;

Thence along the northerly line of said 38.308 acres with a curve to the right having a radius of 20.00 feet, a delta angle of 90° 07' 00", a chord bearing South 48° 37' 38" West a distance of 28.28 feet to an existing iron pin;

Thence North 85° 22' 22" West continuing along the northerly line of said 38.308 acres a distance of 787.40 feet to an existing iron pin at the northwest corner of said 38.308 acres, and in the easterly line of said 47.048 acre tract;

Thence North 03° 37' 38" East along the easterly line of said 47.048 acres a distance of 560.33 feet to the True Point of Beginning containing 10.875 acres, more or less, as calculated by the above courses. Subject however to all legal highways, easements and restrictions of record. The above description was prepared by Douglas R. Hock, Ohio P.S. 7661 on April 24, 2000.

All references used in this description can be found at the Franklin County Recorder's Office, Franklin County, Ohio.

The Basis of Bearing used in this description was transferred from a GPS survey of Franklin County Monuments FCMS 9930 and FCMS 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 on North 03° 37' 38" East.

NOTES CORRESPONDING TO SCHEDULE B APPLICATION NO. FRA 00040050 D

- ① EASEMENT OF RECORD IN DEED BOOK 906, PAGE 502. (DOES NOT AFFECT PROPERTY AS SHOWN HEREON)
- ② EASEMENT OF RECORD IN DEED BOOK 906, PAGE 503. (DOES NOT AFFECT PROPERTY)
- ③ EASEMENT OF RECORD IN DEED BOOK 906, PAGE 511. (DOES NOT AFFECT PROPERTY)
- ④ EASEMENT OF RECORD IN DEED BOOK 1048, PAGE 175. (DOES NOT AFFECT PROPERTY)
- ⑤ EASEMENT OF RECORD IN DEED BOOK 1209, PAGE 14. (DOES NOT AFFECT PROPERTY)
- ⑥ EASEMENT OF RECORD IN DEED BOOK 1210, PAGE 315. (DOES NOT AFFECT PROPERTY)
- ⑦ EASEMENT OF RECORD IN DEED BOOK 1722, PAGE 85. (DOES NOT AFFECT PROPERTY)
- ⑧ EASEMENT OF RECORD IN DEED BOOK 1808, PAGE 615. (DOES NOT AFFECT PROPERTY)
- ⑨ EASEMENT OF RECORD IN DEED BOOK 1820, PAGE 354. (DOES NOT AFFECT PROPERTY)
- ⑩ EASEMENT OF RECORD IN DEED BOOK 1903, PAGE 400. (DOES NOT AFFECT PROPERTY)
- ⑪ EASEMENT OF RECORD IN DEED BOOK 2146, PAGE 627. (DOES NOT AFFECT PROPERTY)
- ⑫ EASEMENT OF RECORD IN DEED BOOK 2196, PAGE 46 ASSIGNED IN DEED BOOK 2548, PAGE 90. (DOES NOT AFFECT PROPERTY)
- ⑬ EASEMENT OF RECORD IN DEED BOOK 2197, PAGE 83. (DOES NOT AFFECT PROPERTY)
- ⑭ EASEMENT OF RECORD IN OFFICIAL RECORD 32233, PAGE 119. (DOES NOT AFFECT PROPERTY)
- ⑮ EASEMENT OF RECORD IN INSTRUMENT NO. 199708070065864. (DOES NOT AFFECT PROPERTY)
- ⑯ TEMPORARY ACCESS AND CONSTRUCTION EASEMENT OF RECORD IN INSTRUMENT NO. 200002160031910. (EASEMENT PROVIDES ACCESS FROM SPIEGEL DRIVE TO RICKENBACKER PM/LLC 38.308 ACRE TRACT, DOES NOT DIRECTLY AFFECT PROPERTY)
- ⑰ EASEMENT OF RECORD IN OFFICIAL RECORD 30285, PAGE C09. (DOES AFFECT PROPERTY AS SHOWN HEREON)
- ⑱ RETENTION BASIN EASEMENTS AND RESTRICTIONS OF RECORD IN PLAT BOOK 83, PAGE 9. (DOES AFFECT PROPERTY AS SHOWN HEREON)

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 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 UNDER GROUND 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.

STATEMENT OF ENCROACHMENTS

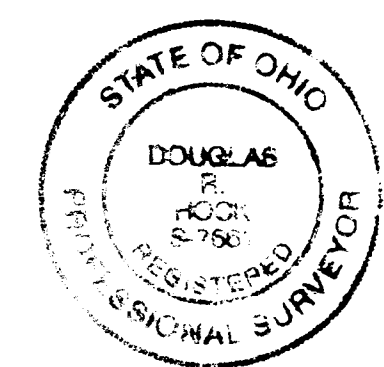
☐ NONE APPARENT

ALTA / ACSM CERTIFICATION

CERTIFIED TO: OLD REPUBLIC TITLE AGENCY OF COLUMBUS, INC. FIRSTSTAR BANK, N.A. RICKENBACKER/PM LLC FRANKLIN COMMUNITY IMPROVEMENT CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT AS OF THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

FRANKLIN CONSULTANTS, INC.
 DOUGLAS R. HOCK
 PROFESSIONAL SURVEYOR NO. 7561
 DATE: 5/22/00



RICKENBACKER/PM LLC
 38.308 ACRES
 INST. # 2000021600319009

FRANKLIN COMMUNITY IMPROVEMENTS CORPORATION
 10.875 ACRES (ORIGINAL 244.147 ACRES)
 O.R. 29436 E19

DELTA=90°00'00"
 RADIUS=20.00'
 CHORD=S 48°37'38" E
 28.28'

DELTA=83°47'33"
 RADIUS=30.00'
 CHORD=S 43°16'08" E
 43.81'

FRANKLIN COMMUNITY IMPROVEMENTS CORPORATION
 (ORIGINAL 244.147 ACRES)
 O.R. 29436 E19

FRANKLIN CONSULTANTS, INC.
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 EMAIL: mail@franklinconsultants.com

ALTA / ACSM SURVEY
 SPIEGEL DRIVE 10.875 ACRES
 FRANKLIN COUNTY, OHIO

SURVEY BY: [Signature]
 DRAWN BY: [Signature]
 CDD: BT
 SCALE:
 JOB NUMBER:
 DATE: