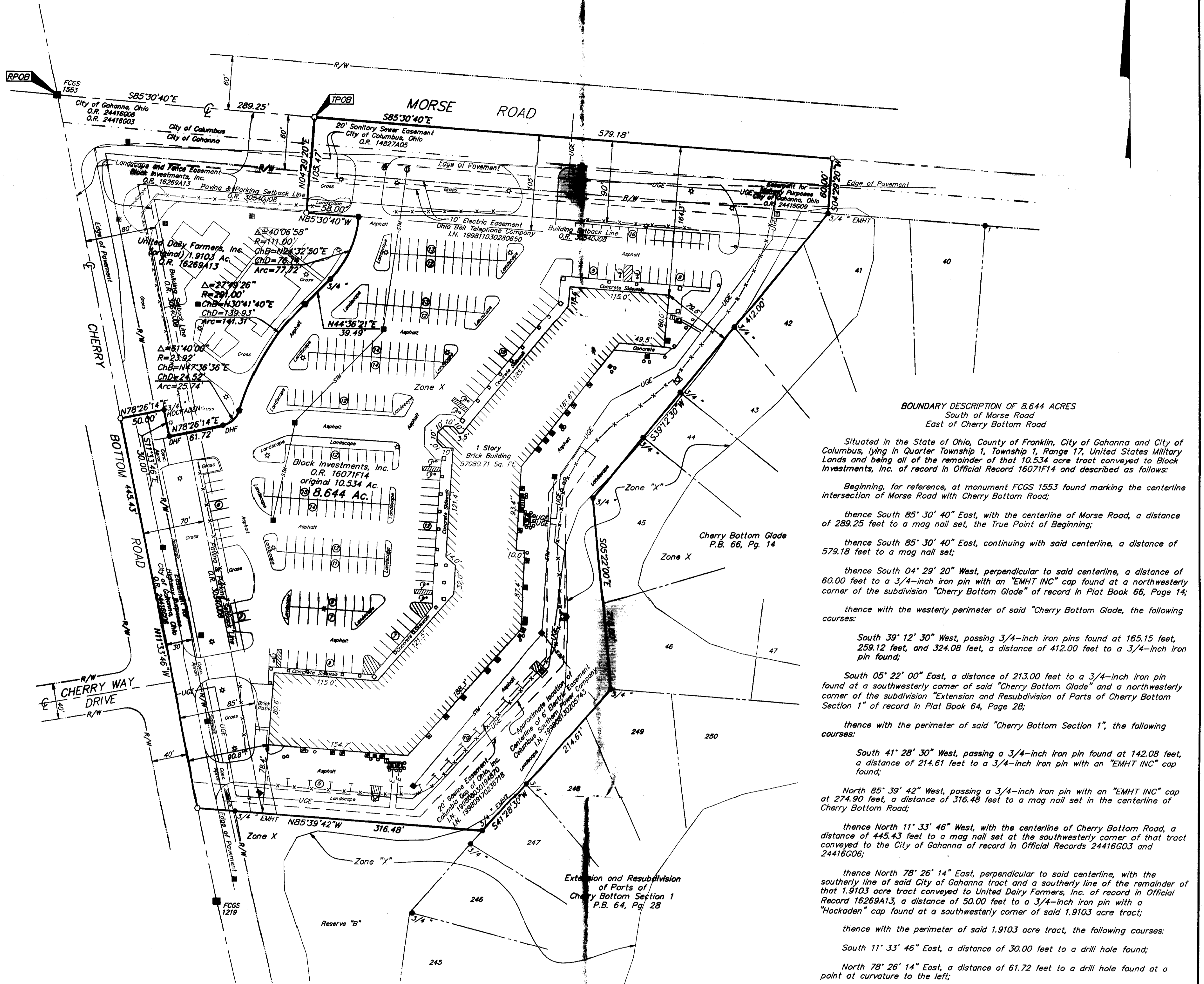


**ALTA/ASCM LAND TITLE SURVEY**  
**QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17**  
**UNITED STATES MILITARY LANDS**  
**CITY OF GAHANNA AND CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**



**BOUNDARY DESCRIPTION OF 8.644 ACRES**  
 South of Morse Road  
 East of Cherry Bottom Road

Situated in the State of Ohio, County of Franklin, City of Gahanna and City of Columbus, lying in Quarter Township 1, Township 1, Range 17, United States Military Lands and being all of the remainder of that 10.534 acre tract conveyed to Block Investments, Inc. of record in Official Record 16071F14 and described as follows:

Beginning, for reference, at monument FCGS 1553 found marking the centerline intersection of Morse Road with Cherry Bottom Road;

thence South 85° 30' 40" East, with the centerline of Morse Road, a distance of 289.25 feet to a mag nail set, the True Point of Beginning;

thence South 85° 30' 40" East, continuing with said centerline, a distance of 579.18 feet to a mag nail set;

thence South 04° 29' 20" West, perpendicular to said centerline, a distance of 60.00 feet to a 3/4-inch iron pin with an "EMHT INC" cap found at a northwesterly corner of the subdivision "Cherry Bottom Glade" of record in Plat Book 66, Page 14;

thence with the westerly perimeter of said "Cherry Bottom Glade", the following courses:

South 39° 12' 30" West, passing 3/4-inch iron pins found at 165.15 feet, 259.12 feet, and 324.08 feet, a distance of 412.00 feet to a 3/4-inch iron pin found;

South 05° 22' 00" East, a distance of 213.00 feet to a 3/4-inch iron pin found at a southwesterly corner of said "Cherry Bottom Glade" and a northwesterly corner of the subdivision "Extension and Resubdivision of Parts of Cherry Bottom Section 1" of record in Plat Book 64, Page 28;

thence with the perimeter of said "Cherry Bottom Section 1", the following courses:

South 41° 28' 30" West, passing a 3/4-inch iron pin found at 142.08 feet, a distance of 214.61 feet to a 3/4-inch iron pin with an "EMHT INC" cap found;

North 85° 39' 42" West, passing a 3/4-inch iron pin with an "EMHT INC" cap at 274.90 feet, a distance of 316.48 feet to a mag nail set in the centerline of Cherry Bottom Road;

thence North 11° 33' 46" West, with the centerline of Cherry Bottom Road, a distance of 445.43 feet to a mag nail set at the southwesterly corner of that tract conveyed to the City of Gahanna of record in Official Records 24416G03 and 24416G06;

thence North 78° 26' 14" East, perpendicular to said centerline, with the southerly line of said City of Gahanna tract and a southerly line of the remainder of that 1.9103 acre tract conveyed to United Dairy Farmers, Inc. of record in Official Record 16269A13, a distance of 50.00 feet to a 3/4-inch iron pin with a "Hockaden" cap found at a southwesterly corner of said 1.9103 acre tract;

thence with the perimeter of said 1.9103 acre tract, the following courses:

South 11° 33' 46" East, a distance of 30.00 feet to a drill hole found;

North 78° 26' 14" East, a distance of 61.72 feet to a drill hole found at a point at curvature to the left;

northeastwardly, with the arc of said curve, having a central angle of 61° 40' 00", a radius of 23.92 feet, an arc length of 25.74 feet, and a chord bearing and chord distance of North 47° 36' 36" East, 24.52 feet to a P.K. nail found at a point of reverse curvature to the right;

northeastwardly, with the arc of said curve, having a central angle of 27° 49' 26", a radius of 291.00 feet, an arc length of 141.31 feet, and a chord bearing and chord distance of North 30° 41' 40" East, 139.93 feet to a P.K. nail found at a point of tangency;

North 44° 36' 21" East, a distance of 39.49 feet to a 3/4-inch iron pin found at a point of curvature to the left;

northeastwardly, with the arc of said curve, having a central angle of 40° 06' 58" a radius of 111.00 feet, an arc length of 77.72 feet, and a chord bearing and chord distance at North 24° 32' 50" East, 76.14 feet to a mag nail found;

North 85° 30' 40" West, a distance of 58.00 feet to mag nail set at a northeasterly corner of said 1.9103 acre tract;

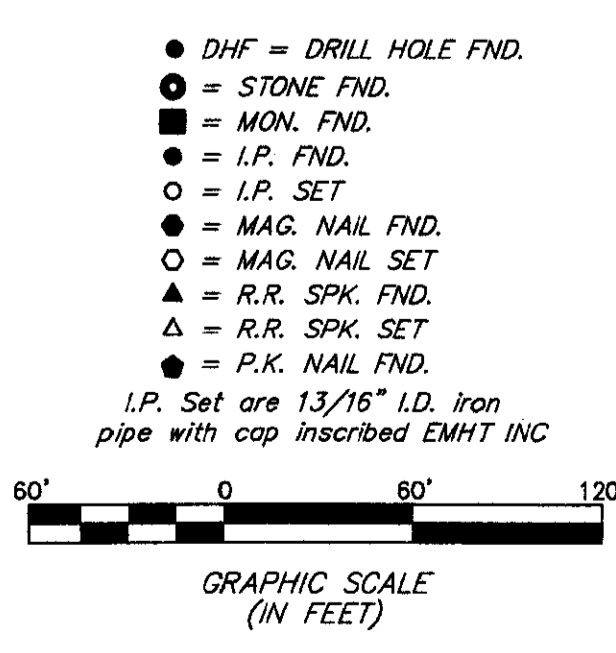
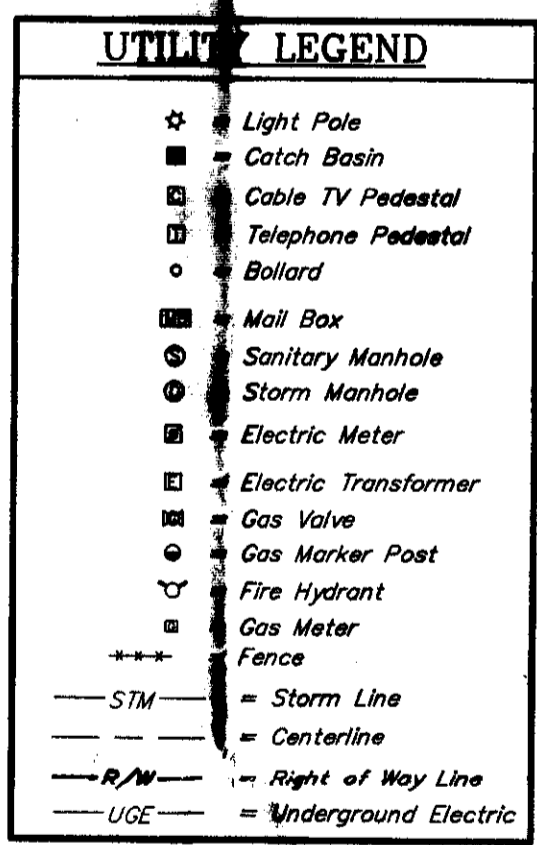
thence North 04° 29' 20" East, with an easterly line of said 1.9103 acre tract and an easterly line of said City of Gahanna tract, perpendicular to the centerline of Morse Road, a distance of 105.47 feet to the True Point of Beginning, containing 8.644 acres, more or less, of which 1.212 acres lies within the present right-of-way.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

All references refer to the records of the Recorder's Office, Franklin County, Ohio.

This description was prepared from existing records, prior plats of survey and on actual field survey performed in October 1987 and October 2004.

- Schedule B Items from Title Commitment No. HTAC-20460 issued by First American Title Insurance Company with an effective date of September 13, 2004 at 8:00 A.M.
- Item 11 Parcel is located in the area described in Notice of Commencement of record in Instrument Number 200109240219329.
  - Items 14 & 17 Parcel is subject to the restrictions in and located in the area described in Official Record 16071F15, and Amendment to Restrictions, Conditions, Covenants and Obligations for Cherry Bottom Properties of record in Official Record 30540J08.
  - Item 15 Parcel is not located in the area described in Declaration of Covenants, Conditions, Restrictions, and Easements of record in Official Record 24539D06.
  - Item 16 Parcel is subject to restrictions and located in the area described in Official Record 24539C13.
  - Item 18 Right-of-Way conveyed to the City of Gahanna, Ohio of record in Official Record 24416G06 is located adjacent to the subject tract as shown hereon.
  - Item 19 Sign Agreement and Easement to United Dairy Farmers, Inc. of record in Official Record 18896B10 is located on the subject tract. (Sign to be placed on fence along north side of Block Investments tract right of ingress/egress for such purpose)
  - Item 20 Parcel is located in the area described in Declaration of Ingress, Egress and Utility Easement of record in Official Record 16268J15. (Blanket Easements).
  - Item 21 20' Sanitary Sewer Easement to City of Columbus, Ohio of record in Official Record 14827A05 is located on the subject parcel and is shown.
  - Item 22 Parcel is located adjacent to the area described in Official Record 16269A13 and maintains easements and restrictions on said property.
  - Item 23 20' Storm Sewer Easement to City of Gahanna, Ohio of record in Official Record 15976F11 is not located on the subject parcel.
  - Item 24 20' Gasline Easement to Columbia Gas of Ohio, Inc. of record in Instrument Number 199808030194870 and re-recorded in Instrument Number 199809170236718 is located on the subject parcel and is shown.
  - Item 25 6' Electric Easement to Columbus Southern Power Company of record in Instrument Number 199808130205743 is located on the subject parcel along the cable as installed.
  - Item 26 10' Telephone Easement to Ohio Bell Telephone Company of record in Instrument Number 199811030280650 is located on the subject parcel and is shown.



**UTILITY STATEMENT:**

The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

PARKING SPACES	
Regular Parking Spaces	268
Handicap Parking Spaces	9
Total Parking Spaces	277

Certification: Commitment No. HTAC - 20460

The undersigned hereby certifies, as of November 01, 2004, to Block Investments, Inc., Colum Financial, Inc. and its successors and assigns and First American Title Insurance Company that he is a duly registered land surveyor of the State of Ohio; that this plat of survey is made in accordance with the minimum standards established by said state for surveys and land surveys and with the minimum detail requirements for land title surveys as adopted by The American Land Title Association and American Congress on Surveying and Mapping; that this survey correctly shows the location of visible buildings, structures and other improvements situated on the subject premises; and that, all recorded easements or rights-of-way per the title report are shown or any other easements or rights-of-way of which the undersigned has been advised, no party walls, no encroachments onto adjoining premises, streets or alleys by said visible buildings, structures or other improvements and no encroachments onto said premises by visible buildings, structures or other improvements situated on adjoining premises. The property is located within Zone X (areas determined to be outside 500 year flood plain) & Zone "X" (areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood). According to the Federal Emergency Management Agency's Flood Insurance Map (dated August 02, 1995), Community Panel No. 30049C01676. The Property is located within Zone FCC (Planned Commercial Center per the City of Gahanna, Ohio). The address of the property is 4359 Cherry Bottom Road.

**RECEIVED**

NOV 23 2004

Franklin County Engineer  
Dean C. Ringle, P.E., P.S.

**BASIS OF BEARINGS:** Bearings are on South 85° 30' 40" East for the centerline of Morse Road as shown in Official Record 16071F14.

		Date: November 3, 2004
		Scale: 1" = 60'
EVANS, MECHWART, HABLEFON & TILTON, INC. 170 MILLS STREET GAHANNA, OHIO 43103 TELEPHONE (614) 471-5100 FACSIMILE (614) 471-8288		Job No: 2004-1787
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION
JCD	11-22-04	Address Comments

11/23/04 By *John C. DeJ...*  
 Professional Surveyor No. 8069