

ALTA/ACSM LAND TITLE SURVEY

VIRGINIA MILITARY SURVEY 3011

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

8.747 Acres

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military Survey Number 3011, being all of the 3.641 acre tract conveyed to Applied Innovation Inc. by deed of record in Official Record 34725 D10, all of the 5.000 acre tract conveyed to Applied Innovation Inc. by deed of record in Official Record 27063 C02, and part of the 15.341 acre tract conveyed to Applied Innovation Inc. by deed of record in Official Record 29730 A07, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for Reference, at the centerline intersection of Emerald Parkway and Innovation Drive, of record in Plat Book 86, Page 24;

Thence North 77° 06' 55" West, a distance of 90.32 feet, with the centerline of said Innovation Drive, to a point;

Thence North 12° 53' 05" East, a distance of 30.00 feet, across the right-of-way of said Innovation Drive, to a point in the northerly right-of-way line of said Innovation Drive and in the southerly line of said 3.641 acre tract, the TRUE POINT OF BEGINNING;

Thence North 77° 06' 55" West, a distance of 376.01 feet, with said northerly right-of-way line, a southerly line of said 3.641 acre tract and across said 15.341 acre tract, to an iron pin set at a point of curvature;

Thence with said curve to the right, having a central angle of 24° 10' 36", a radius of 686.00 feet, an arc length of 289.47 feet, and a chord bearing North 65° 01' 36" West, a chord distance of 287.32 feet, continuing with said northerly right-of-way line, across said 15.341 acre tract and with a southerly line of said 3.641 acre tract, to an iron pin set at a point of tangency;

Thence North 52° 56' 17" West, a distance of 167.31 feet, continuing with said northerly right-of-way line and a southerly line of said 3.641 acre tract, to a 3/4 inch rebar found at an angle point in said northerly right-of-way line;

Thence North 36° 15' 18" East, a distance of 490.31 feet, with a portion of said northerly right-of-way line, the northwesterly lines of said 3.641 and 5.000 acre tracts and the southeasterly line of the 3.970 acre tract conveyed to Applied Innovation Inc. by deed of record in Official Record 23621 B05, to a 3/4 inch iron pipe found in the southerly line of the 14.912 acre tract conveyed to Columbus and Southern Ohio Electric Co. by deed of record in Deed Book 3506, Page 976;

Thence South 84° 30' 06" East, a distance of 159.94 feet, with the line common to said 5.000 and 14.912 acre tracts, to a 3/4 inch iron pipe found in the westerly line of the 17.710 acre tract conveyed to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 3011, Page 115;

Thence South 05° 22' 39" West, a distance of 97.08 feet, with the line common to said 5.000 and 17.710 acre tracts, to an iron pin set;

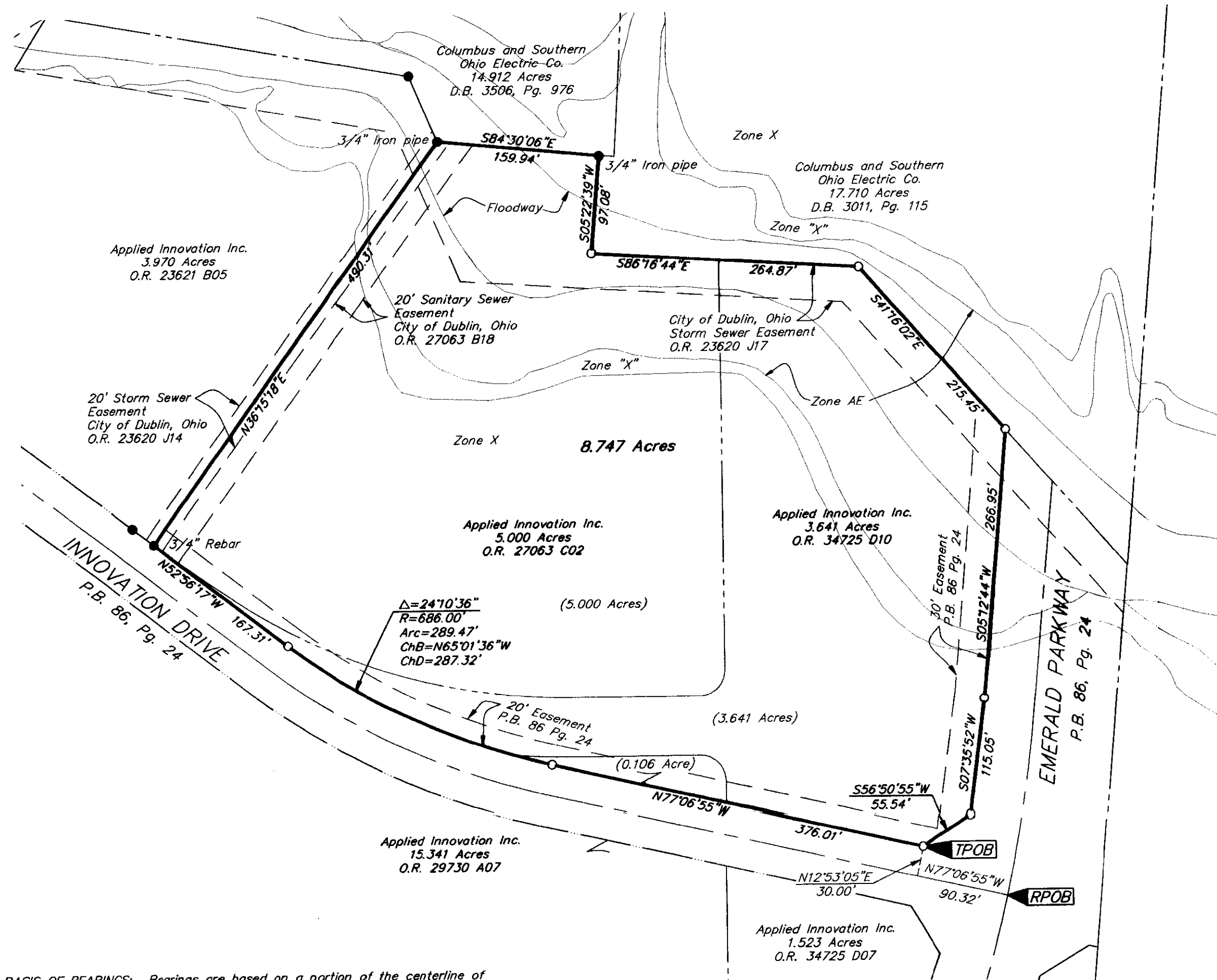
Thence South 86° 16' 44" East, a distance of 264.87 feet, with the northerly lines of said 5.000 and 3.641 acre tracts and the southerly line of said 17.710 acre tract, to an iron pin set;

Thence South 41° 16' 02" East, a distance of 215.45 feet, with the line common to said 3.641 and 17.710 acre tracts, to an iron pin set in the westerly right-of-way line of said Emerald Parkway;

Thence South 05° 12' 44" West, a distance of 266.95 feet, with said westerly right-of-way line of Emerald Parkway and the easterly line of said 3.641 acre tract, to an iron pin set;

Thence South 07° 35' 52" West, a distance of 115.05 feet, with said westerly right-of-way line and across said 3.641 acre tract, to an iron pin set;

Thence South 56° 50' 55" West, a distance of 55.54 feet, with said westerly right-of-way line and an easterly line of said 3.641 acre tract, to the TRUE POINT OF BEGINNING, containing 8.747 acres, more or less.



As to 5.000 Acre tract:

- Schedule B Items from Title Commitment No. 94060303 issued by Chicago Title Insurance Company with an effective date of July 27, 1994 at 3:31 P.M.
- Item 7 Storm Sewer Easement to City of Dublin by deed of record in Official Record 23620 J17 is located on the subject tract as shown hereon.
- Item 8 Temporary Turnaround Easement to City of Dublin, Ohio by deed of record in Official Record 23621 A01 has terminated upon completion and dedication of the extension of Innovation Drive.
- Item 9 Storm Sewer Easement to City of Dublin, Ohio by deed of record in Official Record 23620 J14 is located on the subject tract as shown hereon.
- Item 10 Sanitary Sewer Easement to City of Dublin, Ohio by deed of record in Official Record 27063 B18 is located on the subject tract as shown hereon.

As to 3.641 Acre tract:

- Schedule B Items from Title Commitment No. 96160503 issued by Chicago Title Insurance Company with an effective date of April 3, 1997 at 10:14 A.M.
- Item 7 Utility Easements as recorded in "Emerald Parkway and Innovation Drive Right-of-way and permanent Easements Dedication Plat", of record in Plat book 86, Page 24 are located on the subject tract as shown hereon.
- Item 8 Electric Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 3018, Page 274 is located on the subject tract and cannot be plotted from information received.
- Item 9 Sanitary Sewer Easement to City of Dublin, Ohio by deed of record in Official Record 27063 B18 is NOT located on the subject tract as shown hereon.
- Item 10 Temporary Turnaround Easement to City of Dublin, Ohio by deed of record in Official Record 23621 A01 has terminated upon completion and dedication of the extension of Innovation Drive.
- Item 11 Storm Sewer Easement to City of Dublin, Ohio by deed of record in Official Record 23620 J17 is located on the subject tract as shown hereon.
- Item 12 The subject tract is located in the area described in Acreage Adjustment Agreement of record in Official Record 27063 C06.

As to portion of 15.341 Acre tract:

- Schedule B Items from Title Commitment No. 95060571 issued by Chicago Title Insurance Company with an effective date of August 8, 1995 at 4:01 P.M.
- Item 8 Electric Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 3018, Page 274 is located on the subject tract and cannot be plotted from information received.
- Item 9 Storm Drainage Easement to City of Dublin, Ohio by deed of record in Official Record 14457 F15 is NOT located on the subject tract.
- Item 10 Storm Sewer Easement to City of Dublin, Ohio by deed of record in Official Record 23620 J17 is NOT located on the subject tract.
- Item 11 Electric Easement to Columbus Southern Power Company by deed of record in Official Record 26802 A13 is NOT located on the subject tract.
- Item 12 Sanitary Sewer Easement to City of Dublin, Ohio by deed of record in Official Record 27063 B18 is NOT located on the subject tract.
- Item 13 Temporary Turnaround Easement to City of Dublin, Ohio by deed of record in Official Record 23621 A01 has terminated upon completion and dedication of the extension of Innovation Drive.

BASIS OF BEARINGS: Bearings are based on a portion of the centerline of Innovation Drive, being North 77° 06' 55" West, as recorded in "Emerald Parkway and Innovation Drive Right-of-Way and Permanent Easements Dedication Plat", of record in Plat Book 86, Page 24, Recorder's Office, Franklin County, Ohio.

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.

According to the Federal Emergency Management Agency's Flood Insurance Rate map (dated August 2, 1995), the subject parcels shown hereon lies within Zone AE (areas inundated by 100-year flood), 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) and Zone X (areas outside 500-year flood plain), Community Panel No. 39049C0109C.

Note: Zoning information was not made available to the undersigned as of the date of this survey.

Note: This survey was prepared using documents of record, prior plats of survey, and observable field evidence.

- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- = R.R. SPK. FND.
- △ = R.R. SPK. SET
- = P.K. NAIL FND.
- I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

CERTIFICATION: Commitment Nos. 94060303, 95060571, and 96160503

To: Applied Innovation Inc., a Delaware Corporation, and Chicago Title Insurance Company

This is to certify, to the best of my knowledge, information and belief, that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and included Items 1, 3, 4, & 13 of Table A "Optional Survey Responsibilities & Specifications" thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.



By: *Heather King* 9/20/05
Professional Surveyor No. 8307

RECEIVED

SEP 26 2005

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

EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Fax: 614.775.4800		Date: September 26, 2005
		Scale: 1" = 100'
		Job No: 2005-1838
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION



GRAPHIC SCALE
(IN FEET)

NO XREFS - LAST SAVED BY HWING [9/26/2005 7:31:37 AM] - PLOTTED BY HWING [9/26/2005 7:31:36 AM]