

10.935 Acres

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 1, Range 17, United States Military Lands, being all of the 10.915 acre tract conveyed to City of Columbus by deed of record in Official Record 34505105, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning for Reference, at a 1 inch solid iron pin found at the centerline intersection of Woodland Avenue and Levelgreen Drive, of record in Plat Book 104, Page 17, being the northeasterly corner of the 0.102 acre tract conveyed to City of Columbus by deed of record in Instrument Number 199906290164764;

Thence South 04° 41' 00" West, a distance of 221.83 feet, with the centerline of said Woodland Avenue and the easterly line of said 0.102 acre tract, to a magnetic nail set at the common corner of said 10.915 and 0.102 acre tracts, the TRUE POINT OF BEGINNING;

Thence continuing South 04° 41' 00" West, a distance of 198.82 feet, with the centerline of said Woodland Avenue and an easterly line of said 10.915 acre tract, to a magnetic nail set at the common corner of said 10.915 acre tract and the 0.0568 acre tract conveyed to City of Columbus by deed of record in Instrument Number 199906290164759;

Thence North 86° 59' 37" West, a distance of 250.00 feet, with a southerly line of said 10.915 acre tract and the northerly lines of said 0.0568 acre tract and the 0.546 acre tract conveyed to Jerry L. Robinson by deed of record in Official Record 25708D05, to a 3/4 inch iron pipe found;

Thence South 04° 41' 00" West, a distance of 300.77 feet, with an easterly line of said 10.915 acre tract and the westerly lines of said 0.546 acre tract and the 0.618 acre tract conveyed to John W. and Frances West by deed of record in Deed Book 3095, Page 386, to an iron pin set in the northerly line of the 0.636 acre tract conveyed to Pauline Weinsteger by deed of record in Instrument Number 200305050131799;

Thence North 86° 59' 37" West, a distance of 40.00 feet, with the line common to said 10.915 and 0.636 acre tracts, to an iron pin set at the common corner thereof;

Thence South 04° 41' 00" West, a distance of 205.12 feet, with an easterly line of said 10.915 acre tract and the westerly lines of said 0.636 acre tract, the 0.039 acre tract conveyed as Parcel II and the 0.679 acre tract conveyed as Parcel I to Evangelic Gospel Prayer Mission by deed of record in Official Record 16115F14, to an iron pin set in the northerly line of the 2.00 acre tract conveyed as Parcel Two to Jordan Baptist Church by deed of record in Instrument Number 200005010083878;

Thence North 86° 59' 37" West, a distance of 562.55 feet, with the line common to said 10.915 and 2.00 acre tracts, to an iron pin set in the easterly line of the 15.831 acre tract conveyed to City of Columbus by deed of record in Deed Book 2189, Page 364;

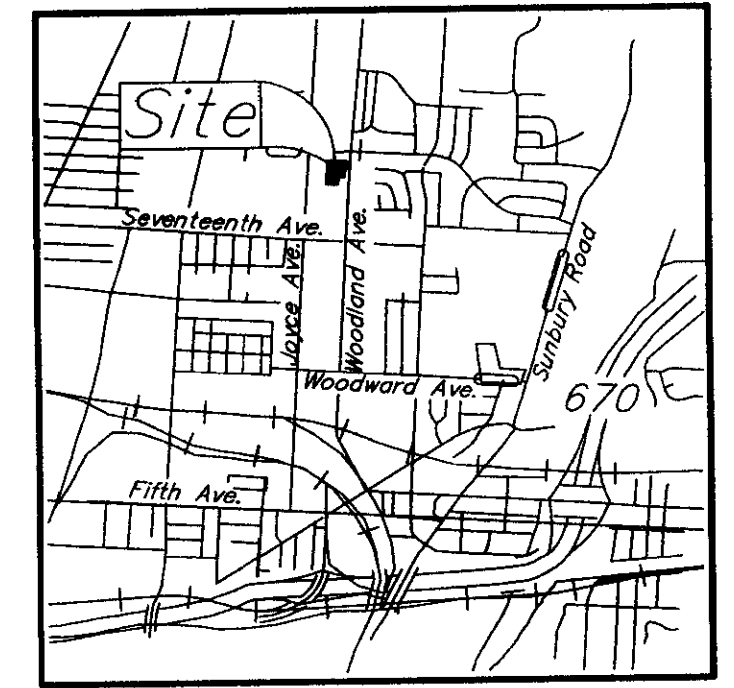
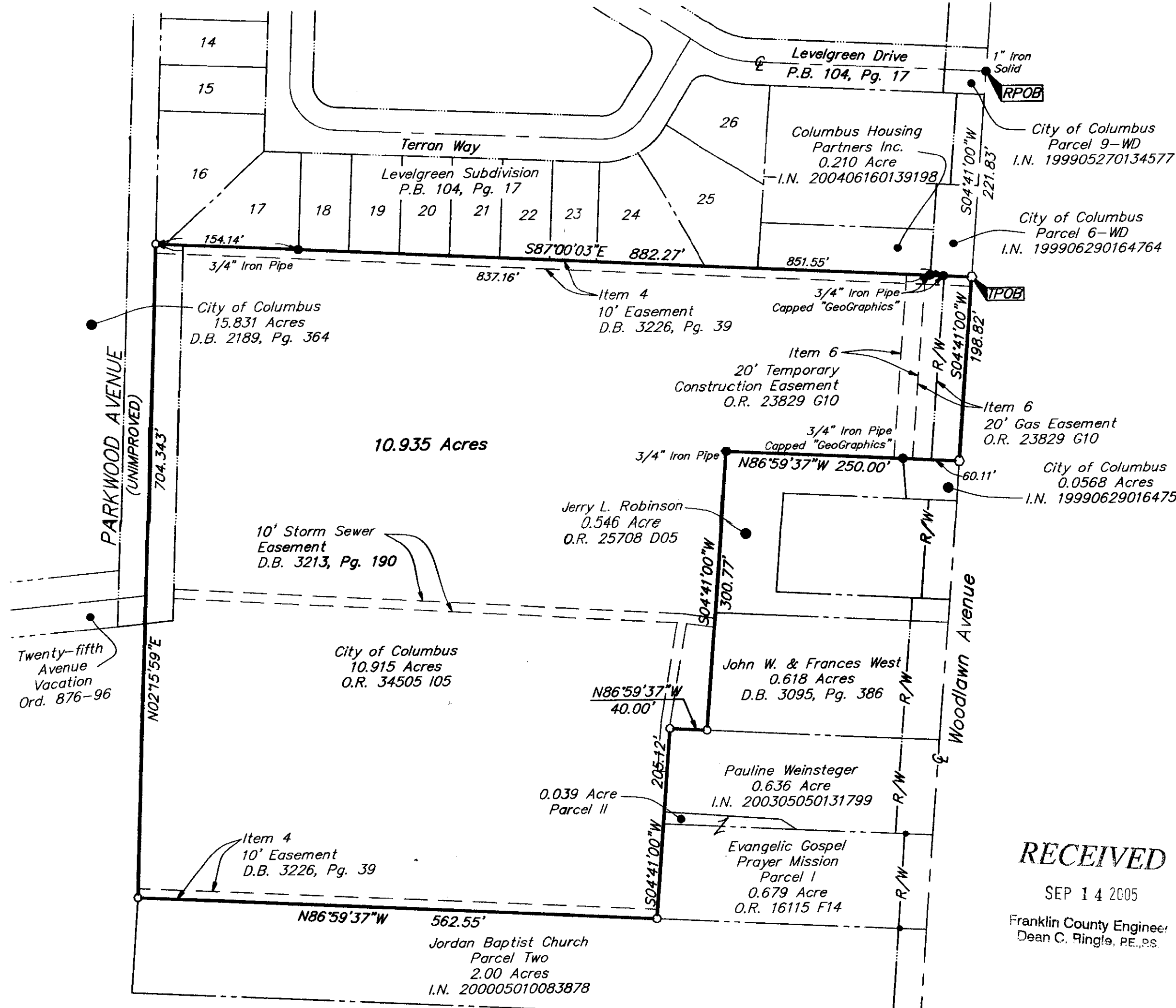
Thence North 02° 15' 59" East, a distance of 704.34 feet, with the line common to said 10.915 and 15.831 acre tracts, to an iron pin set at the southwestern corner of Lot 16 of "Levelgreen Subdivision", a subdivision of record in Plat Book 104, Page 17;

Thence South 87° 00' 03" East, a distance of 882.27 feet, with the northerly line of said 10.915 acre tract and the southerly lines of said "Levelgreen Subdivision", the 0.210 acre tract conveyed to Columbus Housing Partners Inc. by deed of record in Instrument Number 200406160139198, and said Parcel 6 WD, (passing at 154.14 feet a 3/4 inch iron pipe found, and at 837.16 feet and 851.55 feet 3/4 inch iron pipe capped "GeoGraphics" found) to the TRUE POINT OF BEGINNING, containing 10.935 acres, more or less, of which 0.137 acre is within the right-of-way of said Woodland Avenue.

BASIS OF BEARINGS: Bearings are based on the centerline of Woodland Avenue, having a bearing of North 04°41' 00" East, of record in "Amvet Homestead Subdivision", a subdivision of record in Plat Book 21, Page 51.

- = 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

ALTA/ACSM LAND TITLE SURVEY
QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 17
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



Schedule B Items from Title Commitment No. 050100542 issued by Preferred Title with an effective date of August 10, 2005 at 7:59 A.M.

- Item 2 Lot Conveyed to Hawkes Hospital of Mount Carmel by deed of record in Deed Book 3215, Page 190 is NOT located on the subject parcel.
Item 3 Waterline Easement to The City of Columbus by deed of record in Deed Book 3215, Page 315 is located on the subject tract and cannot be plotted from the information received.
Item 4 10' Electric Easements to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 3226, Page 39 is located on the subject tract as shown hereon.
Item 5 Storm Sewer Easement to The City of Columbus by deed of record in Official Record 13303 F17 is located on the subject tract and cannot be plotted due to an error in the legal description.
Item 6 20' Gas Easement and 20' Temporary Construction Easement to Columbia Gas of Ohio by deed of record in Official Record 23829 G10 is located on the subject tract as shown hereon.
Item 7 10' Easement to Columbia Gas of Ohio Inc. by deed of record in Deed Book 3254, Page 654 is located on the subject tract and cannot be plotted from information received.
Item 8 Instrument Number 199902190037420 is not a valid document reference.

RECEIVED
SEP 14 2005
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

CERTIFICATION: Commitment No. 050100542

To: Miracit Development Inc., City of Columbus and Preferred Title

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, 2, 3, 4, 6, 7(a), 8, 9, 10, 11, 12, 13, 14, 15 & 16 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 L. King 9/14/05
Professional Surveyor No. 8307

According to the Federal Emergency Management Agency's Flood Insurance Map (dated August 2, 2005), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0165 G

Table with columns: MARK, DATE, DESCRIPTION, REVISIONS. Includes EMHT logo, date (September 13, 2005), scale (1" = 100'), job number (2005-1774), and sheet number (1 of 1).

Vertical text on the left edge: PLOTTED BY H KING [9/13/2005 3:31:24 PM] ... LAST SAVED BY H KING [9/9/2005 4:52:34 PM] ... NO XREFS ...