

# ALTA/ACSM LAND TITLE SURVEY

## VIRGINIA MILITARY SURVEY NO. 3002

### CITY OF HILLIARD, FRANKLIN COUNTY, OHIO

51.442 Acres

Situated in the State of Ohio, County of Franklin, City of Hilliard, lying in Virginia Military Survey Number 3002, being part of the remainder of the original 103.92 acre tract conveyed as Parcel Four to Ansmil Limited Partnership by deeds of record in Official Record 32225 G17 and Official Record 32225 105 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning for Reference, in the centerline of Leap Road at the Franklin County Geodetic Survey Monument Number 0006;

Thence North 23° 37' 07" West, a distance of 621.00 feet, with the centerline of said Leap Road, to a point;

South 66° 22' 53" West, a distance of 35.00 feet, across the right-of-way of said Leap Road, to an iron pin set in the westerly right-of-way line of said Leap Road, being the TRUE POINT OF BEGINNING;

Thence across the remainder of said original 103.92 acre tract, the following courses and distances:

South 66° 22' 45" West, a distance of 109.47 feet, to an iron pin set at a point of curvature;

With the arc of said curve to the right, having a central angle of 18° 03' 22", a radius of 100.00 feet, an arc length of 31.51 feet, and a chord which bears South 75° 24' 26" West, a chord distance of 31.38 feet, to an iron pin set;

South 84° 26' 07" West, a distance of 118.60 feet, to an iron pin set;

South 12° 10' 22" East, a distance of 136.68 feet, to an iron pin set;

South 23° 33' 22" East, a distance of 425.77 feet, to an iron pin set in the line common to the remainder of said original 103.92 acre tract and the 14.236 acre tract conveyed to Prologis Elkhorn OH 2 LLC by deed of record in Instrument Number 200407210169418;

Thence South 84° 26' 07" West, a distance of 1313.95 feet, with said common line, to a 3/4 inch iron pipe capped "BIRD & BULL" found at a common corner of the remainder of said original 103.92 acre tract and the 120.07 acre tract conveyed as Segment F to New York Central Lines, LLC, by a deed of record in Instrument Number 200212180325201;

Thence North 39° 15' 42" West, a distance of 1297.89 feet, with the line common to the remainder of said original 103.92 acre tract and said 120.07 acre tract, to an iron pin set;

Thence across said remainder of said original 103.92 acre tract, the following courses and distances:

North 50° 44' 18" East, a distance of 519.00 feet, to an iron pin set;

North 39° 15' 42" West, a distance of 38.34 feet, to an iron pin set at a point of curvature;

With the arc of said curve to the left, having a central angle of 66° 21' 53", a radius of 149.50 feet, an arc length of 173.16 feet, and a chord which bears North 72° 26' 39" West, a chord distance of 163.64 feet, to an iron pin set at a point of reverse curvature;

With the arc of said curve to the right, having a central angle of 66° 22' 35", a radius of 70.00 feet, an arc length of 81.09 feet, and a chord which bears North 72° 26' 18" West, a chord distance of 76.63 feet, to an iron pin set at a point of tangency;

North 39° 15' 42" West, a distance of 194.99 feet, to an iron pin set at a point of curvature;

With the arc of said curve to the right, having a central angle of 75° 51' 26", a radius of 70.00 feet, an arc length of 92.68 feet, and a chord which bears North 01° 19' 59" West, a chord distance of 86.06 feet, to an iron pin set at a point of reverse curvature;

With the arc of said curve to the left, having a central angle of 42° 25' 48", a radius of 149.50 feet, an arc length of 110.71 feet, and a chord which bears North 15° 22' 50" East, a chord distance of 108.20 feet, to an iron pin set at a point of tangency;

North 05° 50' 04" West, a distance of 53.52 feet, to an iron pin set at a point of curvature;

With the arc of said curve to the left, having a central angle of 11° 26' 45", a radius of 25.00 feet, an arc length of 4.99 feet, and a chord which bears North 11° 33' 27" West, a chord distance of 4.99 feet, to an iron pin set in the southerly right-of-way line of Davidson Road, being the line common to the remainder of said original 103.92 acre tract and the 2.107 acre tract conveyed to City of Hilliard by deed of record in Official Record 26982 A09;

Thence North 84° 03' 15" East, a distance of 570.45 feet, with said southerly right-of-way line and said common line, to a 3/4 inch iron pipe found at the common corner of the remainder of said original 103.92 acre tract and the 8.241 acre tract conveyed to Board of Education of the Hilliard City School District by deed of record in Instrument Number 200006080113939;

Thence with the line common to the remainder of said original 103.92 acre tract and said 8.241 acre tract, the following courses and distances:

South 05° 56' 44" East, a distance of 240.83 feet, to an iron pin set;

South 39° 15' 57" East, a distance of 295.75 feet, to an iron pin set;

North 64° 32' 56" East, a distance of 133.87 feet, to a 3/4 inch iron pipe found;

South 39° 15' 57" East, a distance of 470.00 feet, to a 3/4 inch iron pipe (capped "Bird & Bull") found;

Thence North 84° 03' 15" East, a distance of 467.64 feet, passing 3/4 inch iron pipes capped "Bird & Bull" found at distances of 90.71 and 457.31 feet, with a northerly line of the remainder of said original 103.92 acre tract, and the southerly lines of said 8.241 acre tract and the 7.000 acre tract conveyed to Board of Education of the Hilliard City School District by deed of record in Instrument Number 200006300129445, and across the remainder of said original 103.92 acre tract, to an iron pin set;

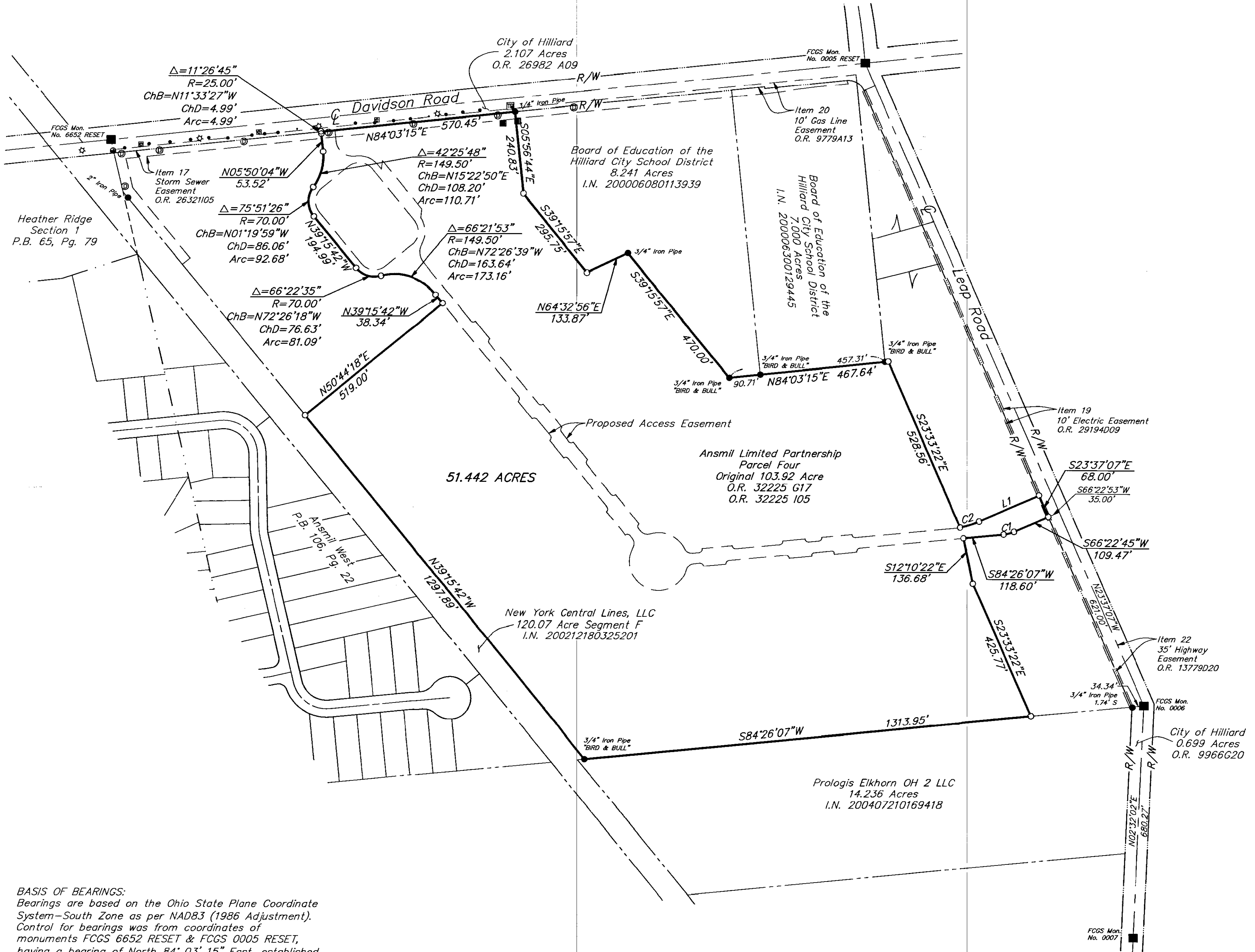
Thence continuing across the remainder of said original 103.92 acre tract, the following courses and distances:

South 23° 33' 22" East, a distance of 528.56 feet, to an iron pin set;

With the arc of a curve to the left, having a central angle of 13° 42' 06", a radius of 249.50 feet, an arc length of 59.67 feet, and a chord which bears North 73° 13' 49" East, a chord distance of 59.52 feet, to an iron pin set at a point of tangency;

North 66° 22' 45" East, a distance of 191.06 feet, to an iron pin set in the westerly right-of-way line of said Leap Road;

Thence South 23° 37' 07" East, a distance of 68.00 feet, with said westerly right-of-way line, to the TRUE POINT OF BEGINNING, containing 51.442 acres, more or less.

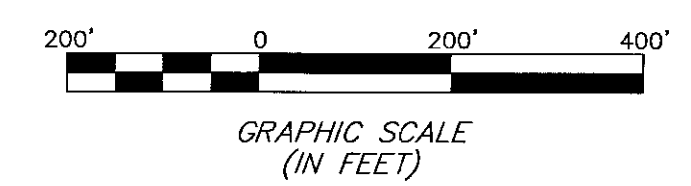


**BASIS OF BEARINGS:**  
Bearings are based on the Ohio State Plane Coordinate System—South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FC65 2652 RESET & FC65 0005 RESET, having a bearing of North 84° 03' 15" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N66°22'45"E	191.06'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH BRG	CH
C1	18°03'22"	100.00'	31.51'	N75°24'26"E	31.38'
C2	13°42'06"	249.50'	59.67'	N73°13'49"E	59.52'

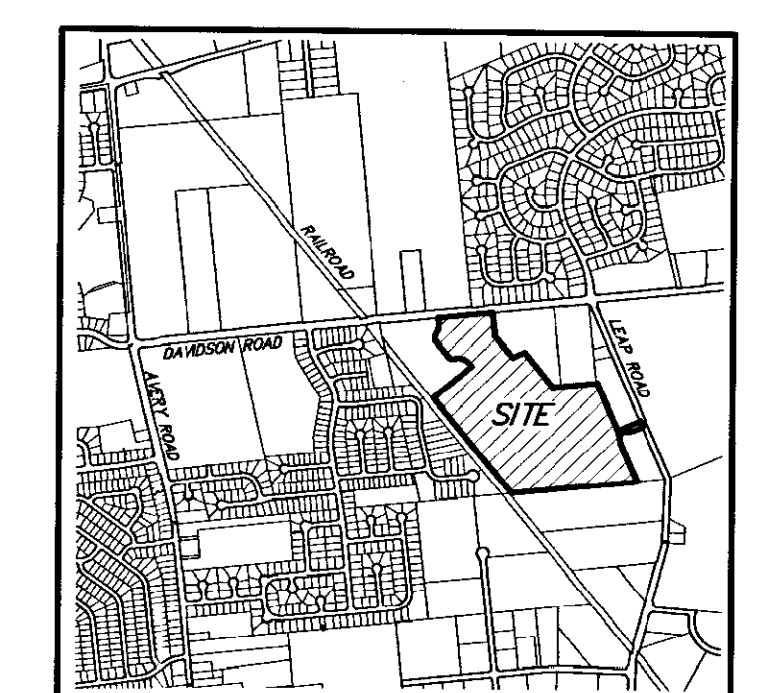
- = STONE FND.
  - = MON. FND.
  - = I.P. FND.
  - = I.P. SET
  - = MAG. NAIL FND.
  - = MAG. NAIL SET
  - ▲ = R.R. SPK. FND.
  - ▲ = R.R. SPK. SET
  - = P.K. NAIL FND.
  - = P.K. NAIL SET
- I.P. Set are 1 3/16" I.D. iron pipe with cap inscribed EMHT INC



**ZONING NOTE:**  
The subject tract is classified as PUD: Planned Unit Development.

**FEMA NOTE:**  
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0117G (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain).

**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.



LOCATION MAP  
NOT TO SCALE

- Schedule B—II Items from Title Commitment No. LTC-211, issued by First American Title Insurance Company, with an effective date of November 2, 2005 at 8:00 A.M.
- Item 8 Telephone Pole Anchor easement to Ohio Bell Telephone of record in Deed Book 897, Page 566 is NOT located on the subject tract.
  - Item 9 Easement to County of Franklin, Ohio of record in Deed Book 1106, Page 424 is NOT located on the subject tract.
  - Item 10 Easements to Columbia Gas of record in Deed Book 2811, Page 263 are NOT located on the subject tract.
  - Item 11 Easements to Board of Education of the Hilliard City School District of record in Instrument Number 200006300129111 are NOT located on the subject tract.
  - Item 12 Easement to City of Hilliard, Ohio of record in Instrument Number 200002230036402 are NOT located on the subject tract.
  - Item 13 Easements to City of Hilliard, Ohio of record in Instrument Number 199803130058453 are NOT located on the subject tract as shown hereon.
  - Item 14 Easements to Columbus Southern Power Company of record in Official Record 25018H10 are NOT located on the subject tract.
  - Item 15 Easement to Columbia Gas of Ohio, Inc. of record in Official Record 26291J14 is NOT located on the subject tract.
  - Item 16 Easement to City of Hilliard of record in Official Record 26982A09 is NOT located on the subject tract.
  - Item 17 Storm Sewer Easement to City of Hilliard, Ohio of record in Official Record 2632105 is located on the subject tract as shown hereon.
  - Item 18 Easements to Columbus Southern Power Company of record in Official Record 29194D07 are NOT located on the subject tract.
  - Item 19 10' Electric Easement to Columbus Southern Power Company of record in Official Record 29194D09 is located on the subject tract as shown hereon.
  - Item 20 Gas Pipeline easement to Columbia Gas of Ohio, Inc. of record in Official Record 9779A13 is NOT located on the subject tract as shown hereon.
  - Item 21 Easements to Campbell-Rhein Development Co. of record in Official Record 12334A01 are NOT located on the subject tract.
  - Item 22 Highway easement to City of Hilliard, Ohio of record in Official Record 13779D20 is located on the subject tract as shown hereon.

CERTIFICATION: Commitment No. LTC-211

To: Ansmil Limited Partnership, The Schottenstein Real Estate Group, First American Title Insurance Company and National City Bank

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, & 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 L. King*  
Professional Surveyor No. 8307

RECEIVED  
JUN 23 2005  
Franklin County Engineer  
Dean C. Ringle, P.E.

<b>EMHT</b>		Date: December 16, 2005
Evans, Mechwart, Hamblon & Tilton, Inc. Engineers + Surveyors + Planners + Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 Fax: 614.775.4500		Scale: 1" = 200'
Job No: 2005-1802		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION
JDP	01/03/05	Revised access Easement.
HLK	6/20/05	Add National City to Certification

C:\OHIO\A11\SURVEY\PROJECT\20051802\DWG\1802AS.DWG - 24X36 LANDSCAPE - 1 XREF: XREF - LAST SAVED BY HMKING [6/2/2005 2:46:50 PM] - PLOTTED BY HMKING [6/2/2005 2:46:50 PM]