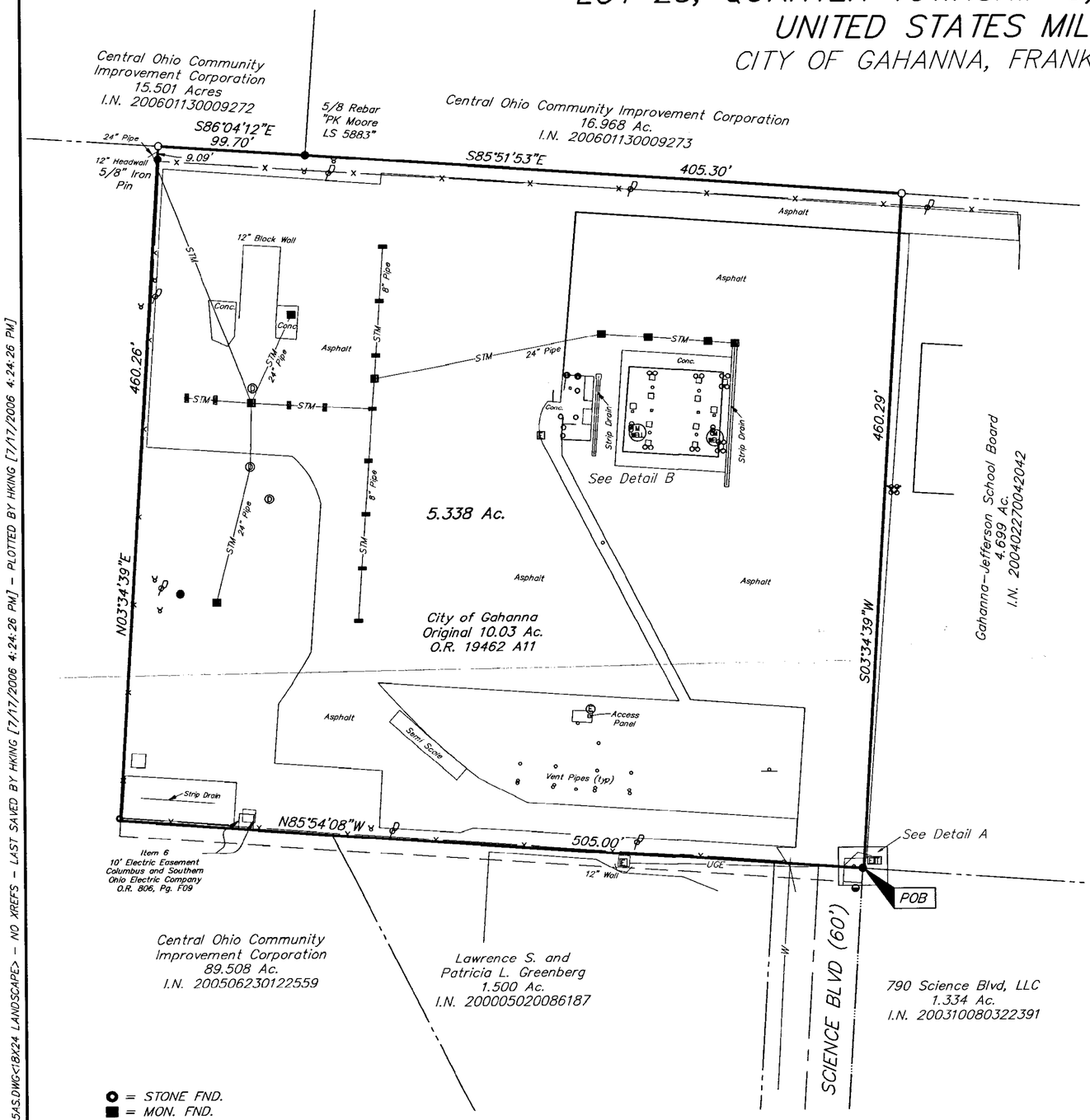
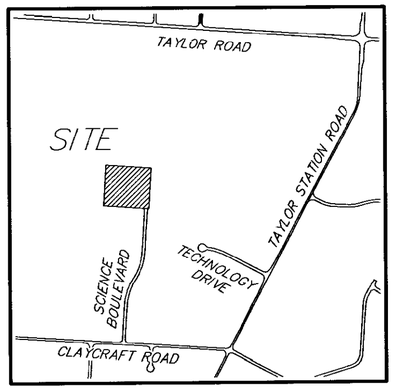
ALTA/ACSM LAND TITLE SURVEY
LOT 23, QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO





LOCATION MAP
NOT TO SCALE

5.338 Acres

Situate in the State of Ohio, County of Franklin, City of Gahanna, lying in Lot 23, Quarter Township 3, Township 1, Range 16, United States Military Lands, being all of the remainder of the 10.03 acre tract conveyed to City of Gahanna, Ohio by deed of record in Official Record 19462 A11, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at a point at the common corner of the remainder of said original 10.03 acre tract and the 4.699 acre tract conveyed to Gahanna-Jefferson School Board by deed of record in Instrument Number 200402270042042, being South 85° 54' 08" East, a distance of 0.82 feet from a 3/4 inch iron pipe capped "4924" found in the northerly line of the 1.334 acre tract conveyed to 790 Science Blvd, LLC by deed of record in Instrument Number 200310080322391;

Thence North 85° 54' 08" West, a distance of 505.00 feet, with the southerly line of said original 10.03 acre tract and the northerly lines of said 1.334 acre tract, Science Boulevard (60 feet wide), the 1.500 acre tract conveyed to Lawrence S. and Patricia L. Greenberg by deed of record in Instrument Number 200005020086187 and the 89.508 acre tract conveyed to Central Ohio Community Improvement Corporation by deed of record in Instrument Number 200506230122559, to a point referenced by a 5/8 inch rebar found (North 1.33 feet, West 0.60 feet);

Thence North 03° 34' 39" East, a distance of 460.26 feet, with the line common to said original 10.03 and 89.508 acre tracts, (passing at 451.17 feet a 5/8 inch rebar found) to an iron pin set in the southerly line of the 15.501 acre tract conveyed to Central Ohio Community Improvement Corporation by deed of record in Instrument Number 200601130009272;

Thence South 86° 04' 12" East, a distance of 99.70 feet, with the line common to said original 10.03 and 15.501 acre tracts, to a 5/8 rebar capped "PK Moore LS 5883" found at the southwesterly corner of the 16.968 acre tract conveyed to Central Ohio Community Improvement Corporation by deed of record in Instrument Number 200601130009273;

Thence South 85° 51' 53" East, a distance of 405.30 feet, with the line common to said original 10.03 and 16.968 acre tracts, to an iron pin set at the northwesterly corner of said 4.699 acre tract;

Thence South 03° 34' 39" West, a distance of 460.29 feet, with the line common to the remainder of said original 10.03 acre tract and said 4.699 acre tract, to the POINT OF BEGINNING, containing 5.338 acres, more or less.

BASIS OF BEARINGS: Bearings shown hereon are based on the Ohio State Plane Coordinate System as per NAD 83 South Zone (1986 Adjustment). Control for bearings was from coordinates of monuments 1164 RESET and 5517 RESET, with a bearing of South 85° 46' 41" West for a portion of the centerline of Taylor Road, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

According to the Federal Emergency Management Agency's Flood Insurance Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0277G and 39049C0276G.

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.

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

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

Schedule B Items from Title Commitment No. 2006-148 issued by Commnowealth Land Title Insurance Company with an effective date of July 7, 2006 at 8:00 A.M.

Item 5 Easement for Highway Purposes to State of Ohio by deed of record in Deed Book 3172, Page 76 is NOT located on the subject tract.

Item 6 10' Electric Easement to Columbus and Southern Ohio Electric Company by deed of record in Official Record 806 F09 is located on the subject tract as shown hereon.

Item 7 Blanket Easement to Ohio Water Development Authority by deed of record in Official Record 311 J07 is located on the subject tract.

Item 8 Easement to Columbia Gas of Ohio, Inc. by deed of record in Deed Book 3282, Page 285 cannot be located from the description of record; description is illegible.

Item 9 Easement to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2205, Page 293 cannot be located from the description of record; Exhibit "A" not attached.

Item 10 10' Electric Easement to Columbus Southern Power Company by deed of record in Instrument Number 199706250031483 is NOT located on the subject tract.

Item 11 5' Electric Easement to Columbus Southern Power Company by deed of record in Instrument Number 199705150000813 is NOT located on the subject tract.

CERTIFICATION: Commitment No. 2006-148

To: Central Ohio Community Improvement Corporation, City of Gahanna, Ohio, Commonwealth Land Title Insurance Company and Cornerstone Title Agency, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10 & 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

STATE OF OHIO
HEATHER L. KING
S-8307
REGISTERED PROFESSIONAL SURVEYOR

By: Heather L. King 7/17/06
Professional Surveyor No. 8307

- = 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.

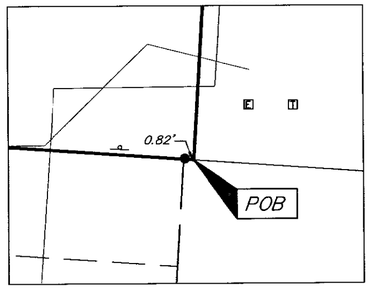
I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

60' 0 60' 120'
GRAPHIC SCALE
(IN FEET)

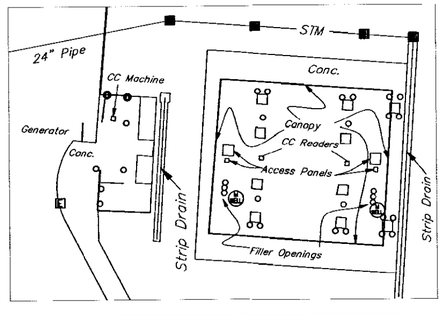
UTILITY LEGEND

- = Bollard
- = Catch Basin
- = Catch Basin
- = Storm Manhole
- = Electric Transformer
- = Electric Outlet
- = Power Pole
- = Electric Outlet
- = Telephone Pedestal
- = Guy Pole
- = Monitoring Well
- = Filler Cap
- = Fire Hydrant
- STM = Storm Line
- UGE = Underground Electric
- W = Water Line

Detail A



Detail B



EMH&T
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:	July 17, 2006
Scale:	1" = 60'
Job No:	2006-1395
Sheet:	1 of 1

M C M X X V I

REVISIONS

MARK	DATE	DESCRIPTION

Central Ohio Community Improvement/ VRG Surveys - Central Park of Gahanna / 20061395 / 61395as

\\OMHDATA1\SURVEY\PROJECT\20061395\DWG\61395AS.DWG<18X24 LANDSCAPE> - NO XREFS - LAST SAVED BY HKING [7/17/2006 4:24:26 PM] - PLOTTED BY HKING [7/17/2006 4:24:26 PM]