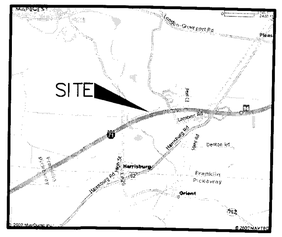
NORTH

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PLEASANT, VMS No. 947



LOCATION MAP

FLOOD NOTE

THE SITE SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE" & ZONE "X" ACCORDING TO F.E.M.A MAP PANEL No. 39049C0310 G, DATED AUGUST 2, 1995.

BEARING REFERENCE

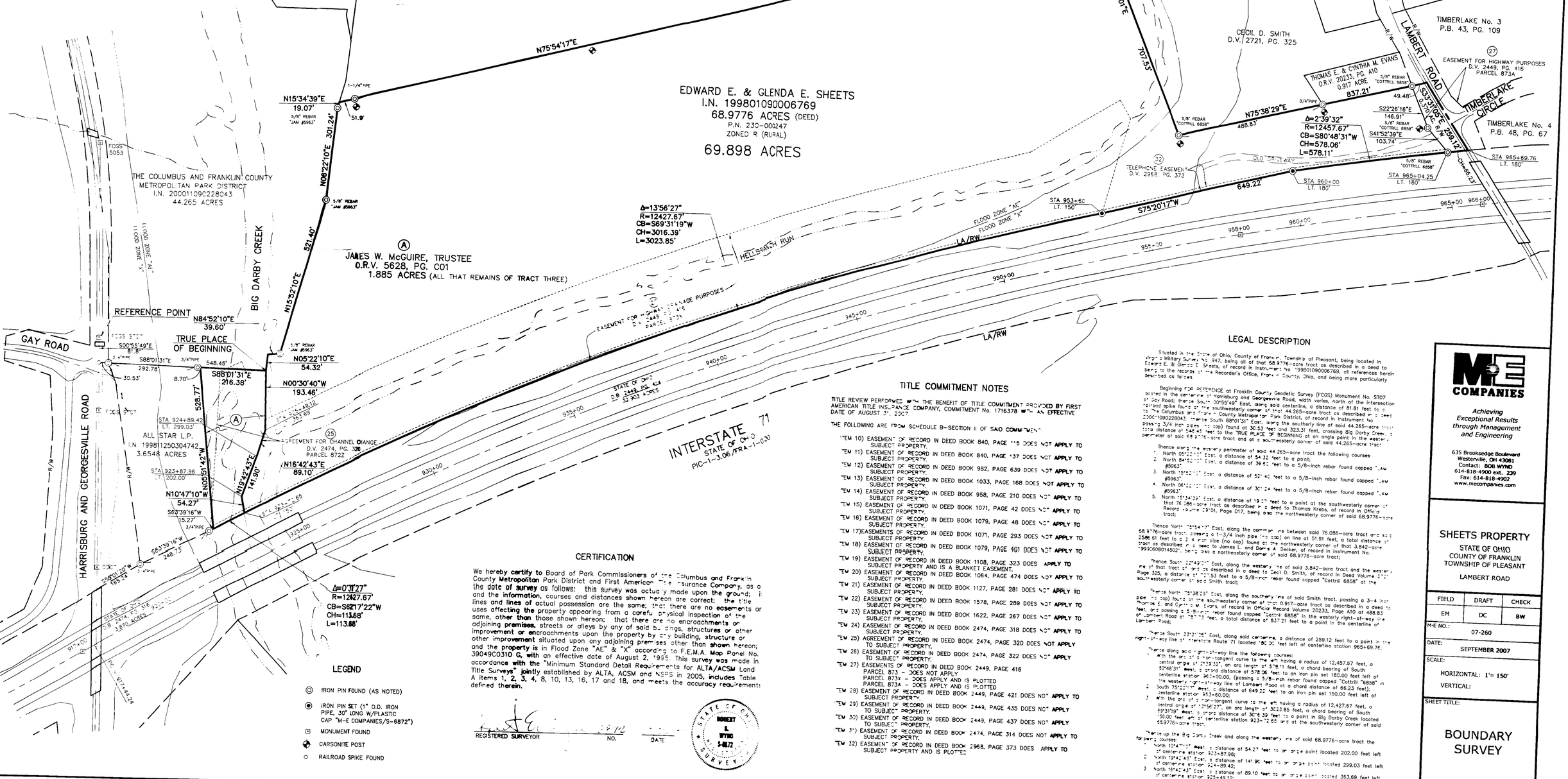
THE BASIS OF BEARINGS HEREIN WAS TRANSFERRED FROM A GPS SURVEY OF FRANKLIN COUNTY MONUMENTS FCGS 5053 AND 5055 PERFORMED BY THE FRANKLIN COUNTY ENGINEER'S OFFICE AND IS BASED ON THE NAD83 OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND DETERMINES THE CENTERLINE OF LAMBERT ROAD TO BE SOUTH 33°31'05" EAST.

TITLE NOTES

NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLD WASTE DUMP, SUMP OR SANITARY LANDFILL.



LEGEND

- IRON PIN FOUND (AS NOTED)
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- MONUMENT FOUND
- CARSONITE POST
- RAILROAD SPIKE FOUND

CERTIFICATION

We hereby **certify to** Board of Park Commissioners of the Columbus and Franklin County **Metropolitan** Park District and First American Title Insurance **Company**, as o the **date of survey** as follows: this survey was actua y made upon the ground; i and the **information**, courses and distances shown hereon are correct; the title lines and **lines of** actual possession are the same; that there are no **easements** or uses **affecting the** property appearing from a carefu physical inspection of the same, **other than** those shown hereon; that there are no encroachments or adjoining **premises**, streets or alleys by any of said bu dings, **structures** or other **improvement** or **encroachments** upon the property by any building, **structure** or other **improvement** situated upon any adjoining premises other than **shown** hereon; and the **property is** in Flood Zone "AE" & "X" according to F.E.M.A. Map Panel No. 39049C0310 G, **with** an effective date of August 2, 1995. This **survey was** made in accordance **with the** "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" **jointly** established by ALTA, ACSM and NSPS in 2005, **includes** Table A items 1, 2, 3, 4, 8, 10, 13, 16, 17 and 18, and meets the **accuracy** requirements defined **therein**.

REGISTERED SURVEYOR — NO. — DATE

ROBERT E. WYNO S-6872 STATE OF OHIO PROFESSIONAL SURVEYOR

TITLE COMMITMENT NOTES

TITLE REVIEW PERFORMED **WITH** THE BENEFIT OF TITLE COMMITMENT PROVIDED **BY** FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. 1716378 **WITH** AN EFFECTIVE DATE OF AUGUST 31, 2007.

THE FOLLOWING ARE FROM SCHEDULE B-SECTION II OF SAID **COMMITMENT**:

ITEM 10) EASEMENT OF RECORD IN DEED BOOK 840, PAGE 115 DOES NOT **APPLY** TO SUBJECT PROPERTY.

ITEM 11) EASEMENT OF RECORD IN DEED BOOK 840, PAGE 137 DOES NOT **APPLY** TO SUBJECT PROPERTY.

ITEM 12) EASEMENT OF RECORD IN DEED BOOK 982, PAGE 639 DOES NOT **APPLY** TO SUBJECT PROPERTY.

ITEM 13) EASEMENT OF RECORD IN DEED BOOK 1033, PAGE 168 DOES NOT **APPLY** TO SUBJECT PROPERTY.

ITEM 14) EASEMENT OF RECORD IN DEED BOOK 958, PAGE 210 DOES NOT **APPLY** TO SUBJECT PROPERTY.

ITEM 15) EASEMENT OF RECORD IN DEED BOOK 1071, PAGE 42 DOES NOT **APPLY** TO SUBJECT PROPERTY.

ITEM 16) EASEMENT OF RECORD IN DEED BOOK 1079, PAGE 48 DOES NOT **APPLY** TO SUBJECT PROPERTY.

ITEM 17)EASEMENTS OF RECORD IN DEED BOOK 1071, PAGE 293 DOES NOT **APPLY** TO SUBJECT PROPERTY.

ITEM 18) EASEMENT OF RECORD IN DEED BOOK 1079, PAGE 401 DOES NOT **APPLY** TO SUBJECT PROPERTY.

ITEM 19) EASEMENT OF RECORD IN DEED BOOK 1108, PAGE 323 DOES **APPLY** TO SUBJECT PROPERTY AND IS A BLANKET EASEMENT.

ITEM 20) EASEMENT OF RECORD IN DEED BOOK 1064, PAGE 474 DOES NOT **APPLY** TO SUBJECT PROPERTY.

ITEM 21) EASEMENT OF RECORD IN DEED BOOK 1127, PAGE 281 DOES NOT **APPLY** TO SUBJECT PROPERTY.

ITEM 22) EASEMENT OF RECORD IN DEED BOOK 1578, PAGE 289 DOES NOT **APPLY** TO SUBJECT PROPERTY.

ITEM 23) EASEMENT OF RECORD IN DEED BOOK 1622, PAGE 267 DOES NOT **APPLY** TO SUBJECT PROPERTY.

ITEM 24) EASEMENT OF RECORD IN DEED BOOK 2474, PAGE 318 DOES NOT **APPLY** TO SUBJECT PROPERTY.

ITEM 25) AGREEMENT OF RECORD IN DEED BOOK 2474, PAGE 320 DOES NOT **APPLY** TO SUBJECT PROPERTY.

ITEM 26) EASEMENT OF RECORD IN DEED BOOK 2474, PAGE 322 DOES NOT **APPLY** TO SUBJECT PROPERTY.

ITEM 27) EASEMENTS OF RECORD IN DEED BOOK 2449, PAGE 416
PARCEL 873 - DOES NOT APPLY
PARCEL 873X - DOES APPLY AND IS PLOTTED
PARCEL 873A - DOES APPLY AND IS PLOTTED

ITEM 28) EASEMENT OF RECORD IN DEED BOOK 2449, PAGE 421 DOES NOT **APPLY** TO SUBJECT PROPERTY.

ITEM 29) EASEMENT OF RECORD IN DEED BOOK 2449, PAGE 435 DOES NOT **APPLY** TO SUBJECT PROPERTY.

ITEM 30) EASEMENT OF RECORD IN DEED BOOK 2449, PAGE 437 DOES NOT **APPLY** TO SUBJECT PROPERTY.

ITEM 31) EASEMENT OF RECORD IN DEED BOOK 2474, PAGE 314 DOES NOT **APPLY** TO SUBJECT PROPERTY.

ITEM 32) EASEMENT OF RECORD IN DEED BOOK 2968, PAGE 373 DOES **APPLY** TO SUBJECT PROPERTY AND IS PLOTTED

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, Township of Pleasant, being located in Virginia Military Survey No. 947, being all of that 68.9776-acre tract as described in a deed to Edward E. & Glenda E. Sheets, of record in Instrument No. 199801090006769, all references herein being to the records in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at Franklin County Geodetic Survey (FCGS) Monument No. 5707 located in the centerline of Harrisburg and Georgesville Road, width varies, north of the intersection of Gay Road; thence South 00°55'49" East, along said centerline, a distance of 81.81 feet to a railroad spike found at the southwesterly corner of that 44.265-acre tract as described in a deed to The Columbus and Franklin County Metropolitan Park District, of record in Instrument No. 200011090228043; thence South 88°01'31" East, along the southerly line of said 44.265-acre tract, passing 3/4 inch pipes (no cap) found at 30.53 feet and 323.31 feet, crossing Big Darby Creek, a total distance of 548.45 feet to the TRUE PLACE OF BEGINNING at an angle point in the westerly perimeter of said 68.9776-acre tract and at a southwesterly corner of said 44.265-acre tract;

Thence along the westerly perimeter of said 44.265-acre tract the following courses:

1. North 05°22'10" East, a distance of 54.32 feet to a point;
2. North 84°52'10" East, a distance of 39.60 feet to a 5/8-inch rebar found capped "JAM #5963";
3. North 00°30'40" West, a distance of 527.40 feet to a 5/8-inch rebar found capped "JAM #5963";
4. North 08°22'10" East, a distance of 301.24 feet to a 5/8-inch rebar found capped "JAM #5963";
5. North 15°34'39" East, a distance of 19.07 feet to a point at the southwesterly corner of that 76.086-acre tract as described in a deed to Thomas Krebs, of record in Official Record Volume 29101, Page D17, being also the northwesterly corner of said 68.9776-acre tract;

Thence North 75°54'17" East, along the common line between said 76.086-acre tract and said 68.9776-acre tract, passing a 1-3/4 inch pipe (no cap) on line at 51.91 feet, a total distance of 2586.61 feet to a 3/4 inch pipe (no cap) found at the northwesterly corner of that 3.842-acre tract as described in a deed to James L. and Dorris A. Decker, of record in Instrument No. 199906080145021, being also a northeasterly corner of said 68.9776-acre tract;

Thence South 22°49'01" East, along the westerly line of said 3.842-acre tract and the westerly line of that tract of land as described in a deed to Cecil D. Smith, of record in Deed Volume 2721, Page 325, a distance of 707.53 feet to a 5/8-inch rebar found capped "Cottrell 6858" at the southwesterly corner of said Smith tract;

Thence North 75°38'29" East, along the southerly line of said Smith tract, passing a 3-4 inch pipe (no cap) found at the southwesterly corner of that 0.917-acre tract as described in a deed to Thomas E. and Cynthia M. Evans, of record in Official Record Volume 20233, Page A10 at 488.83 feet, and passing a 5/8-inch rebar found capped "Cottrell 6858" in the westerly right-of-way line of Lambert Road at 837.21 feet, a total distance of 837.21 feet to a point in the centerline of Lambert Road;

Thence South 33°31'05" East, along said centerline, a distance of 259.12 feet to a point in the right-of-way line of Interstate Route 71 located 180.00 feet left of centerline station 965+69.76;

Thence along said right-of-way line the following courses:

1. with the arc of a non-tangent curve to the left having a radius of 12,457.67 feet, a central angle of 2°39'32", an arc length of 578.11 feet, a chord bearing of South 80°48'31" West, a chord distance of 578.06 feet to an iron pin set 180.00 feet left of the westerly right-of-way line of Lambert Road at a chord distance of 66.23 feet); centerline station 960+00.00; (passing a 5/8-inch rebar found capped "Cottrell 6858" in
2. South 75°20'17" West, a distance of 649.22 feet to an iron pin set 150.00 feet left of centerline station 953+60.00;
3. with the arc of a non-tangent curve to the left having a radius of 12,427.67 feet, a central angle of 13°56'27", an arc length of 3023.85 feet, a chord bearing of South 69°31'19" West, a chord distance of 3016.39 feet to a point in Big Darby Creek located 150.00 feet left of centerline station 923+72.65 and at the southwesterly corner of said 68.9776-acre tract;

Thence up the Big Darby Creek and along the westerly line of said 68.9776-acre tract the following courses:

1. North 10°47'10" West, a distance of 54.27 feet to an angle point located 202.00 feet left of centerline station 923+87.96;
2. North 19°42'43" East, a distance of 141.90 feet to an angle point located 299.03 feet left of centerline station 924+89.42;
3. North 16°42'43" East, a distance of 89.10 feet to an angle point located 363.69 feet left of centerline station 925+49.12;
4. North 00°30'40" West, a distance of 193.46 feet to the TRUE PLACE OF BEGINNING and containing 69.898 acres of land, 0.370 acre of which lies within the right-of-way of Lambert Road.

M-E COMPANIES

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SHEETS PROPERTY

STATE OF OHIO
COUNTY OF FRANKLIN
TOWNSHIP OF PLEASANT

LAMBERT ROAD

FIELD	DRAFT	CHECK
EM	DC	BW

M-E NO.: 07-260

DATE: SEPTEMBER 2007

SCALE:
HORIZONTAL: 1"= 150'
VERTICAL:

SHEET TITLE:

BOUNDARY SURVEY