

ALTA/ACSM LAND TITLE SURVEY 6.625 ACRES TRACT

BEING A PART OF RESERVE "A" OF "ROYAL MANOR"
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

THE OHIO FUEL
GAS COMPANY
0.008 AC.
D.B. 2302, PG. 387

ROYAL MANOR
P.B. 33, PG. 64-65

THE NATIONAL CHURCH
RESIDENCES OF GAHANNA
3.417 AC.
IN. 200312050388065

6.030 AC. (ORIGINALLY)
4.063 AC. (SURVEY)

RESERVE "A"
F. & A. I. LIMITED
IN. 200311130364284
IN. 200405170112372

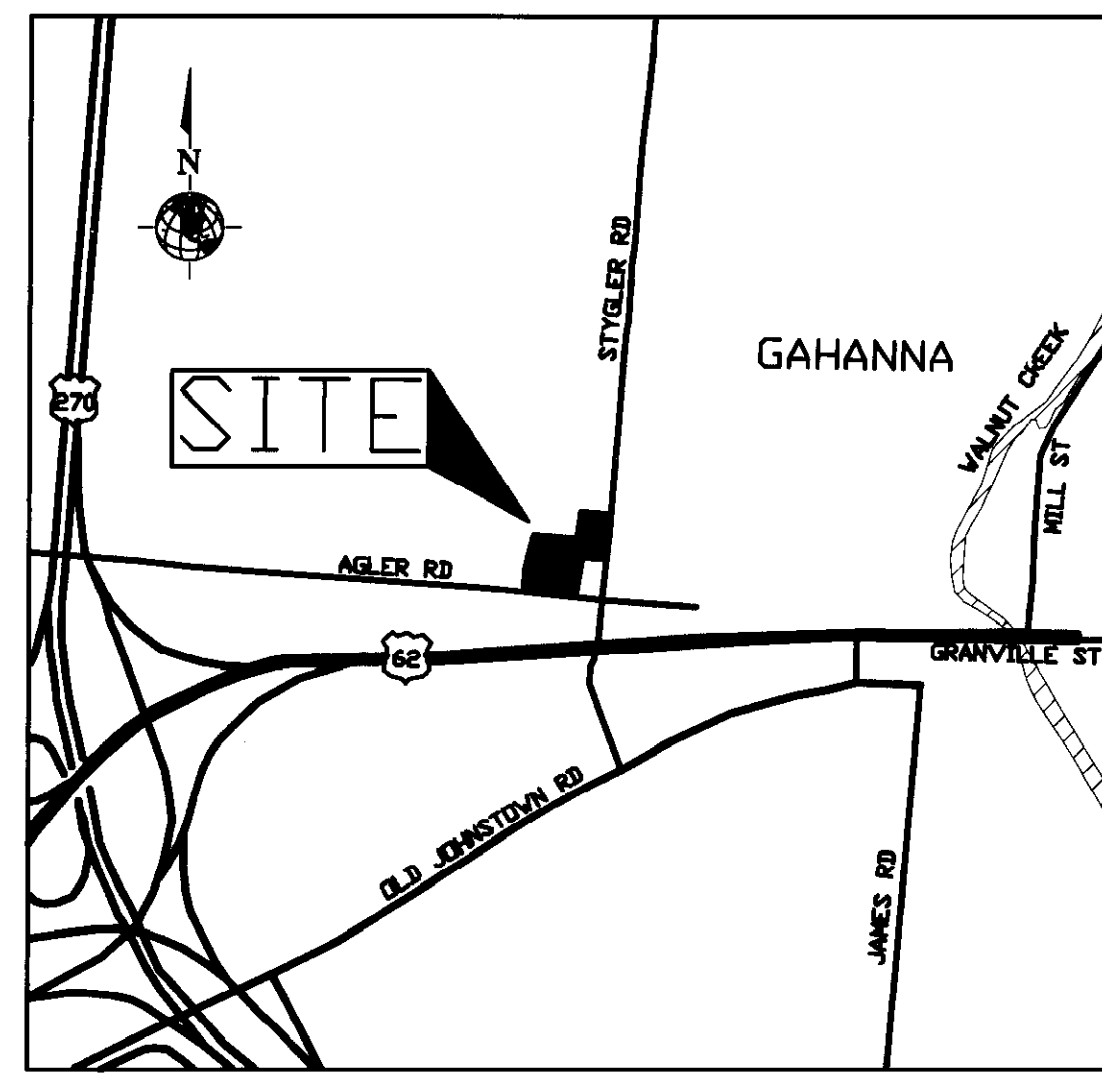
5.540 AC. (ORIGINALLY)
1.317 AC. (SURVEY)

F. & A. I. LIMITED
0.917 AC.
IN. 200405170112375
(LEASEE)
MARATHON ASHLAND
PETROL

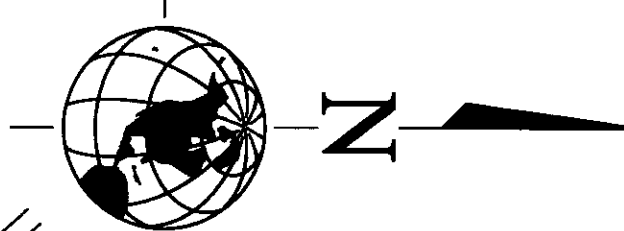
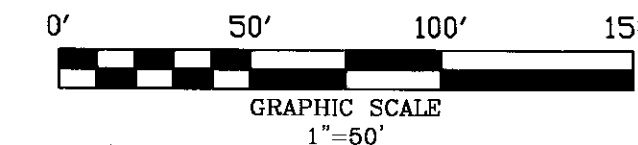
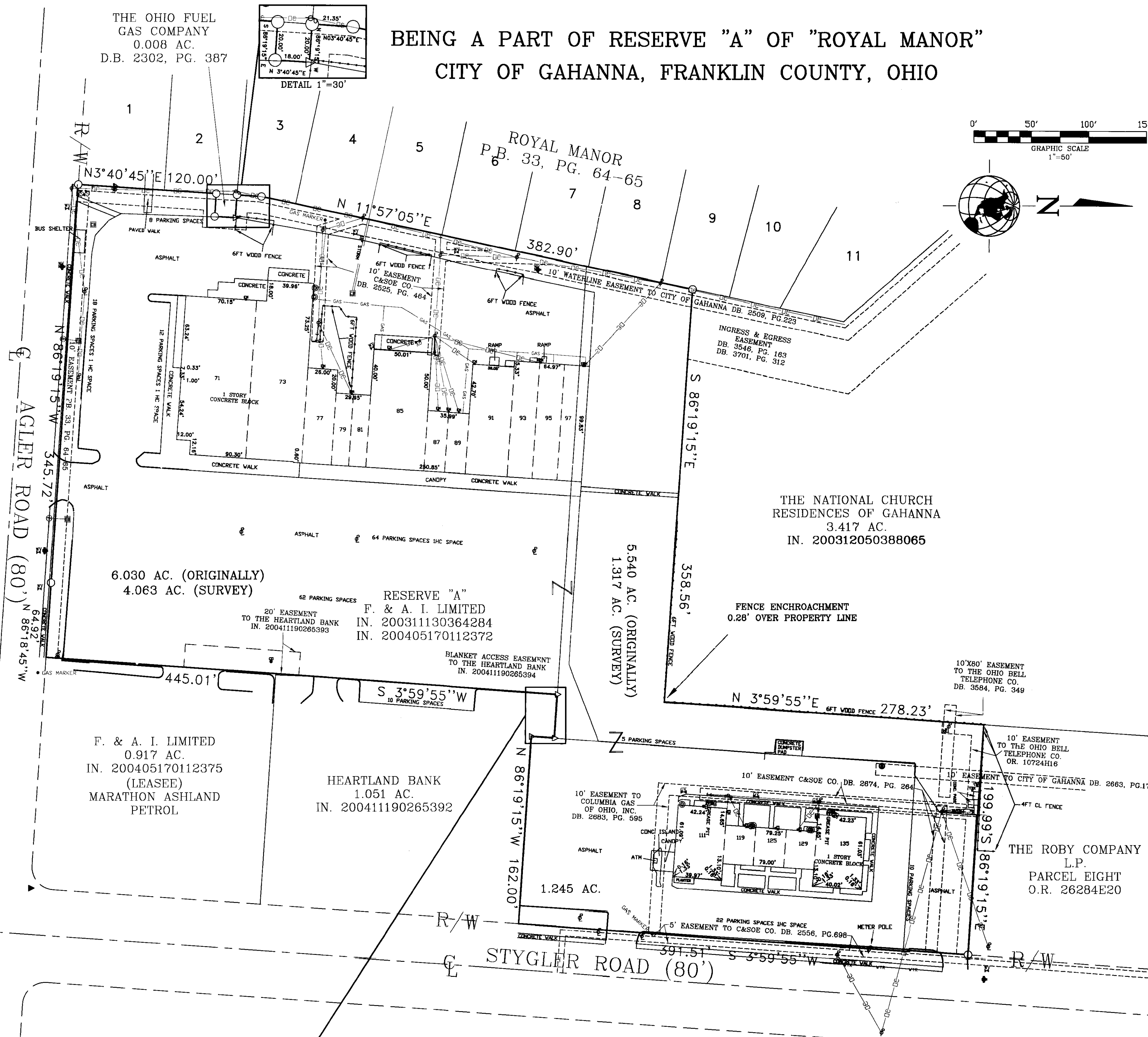
HEARTLAND BANK
1.051 AC.
IN. 200411190265392

1.245 AC.

THE ROBY COMPANY
L.P.
PARCEL EIGHT
O.R. 26284E20



SITMAP
NTS

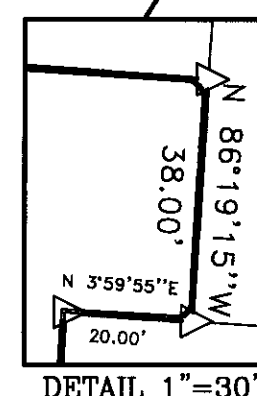


LEGEND

- = IRON PIN FOUND
- = IRON PIN SET
- ▲ = MAG. NAIL SET
- △ = MAG. NAIL SET
- ⊕ = GAS VALVE
- ⊕ = GAS REGULATOR
- ⊕ = GAS METER
- ⊕ = WATER VALVE
- ⊕ = FIRE HYDRANT
- ⊕ = STORM MH
- ⊕ = STORM CB
- ⊕ = SANITARY MH
- ⊕ = CLEAN OUT
- ⊕ = CABLE POLE
- ⊕ = LIGHT POLE
- ⊕ = POWER POLE
- ⊕ = ELECTRIC METER
- ⊕ = SIGN
- = OVERHEAD CABLE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND WATERLINE
- = EASEMENT
- = UNDERGROUND GAS LINE

All iron pins set are
5/8" rebar,
30" long with a
plastic cap
inserted to 1/2"

BASIS OF BEARINGS:
THE BEARINGS ARE BASED ON THE SAME
MERIDIAN AS THE BEARINGS IN PLAT BOOK
33, PAGES 64 AND 65, WHERE THE WESTERLY
RIGHT OF WAY OF STYGLER ROAD HAS A
BEARING OF SOUTH 03°59'55" WEST AS SHOWN
IN THE RECORDER'S OFFICE, FRANKLIN
COUNTY, OHIO.



Situated in the State of Ohio, County of Franklin, City of Gahanna, being a part of Reserve "A" of "Royal Manor" as the plat of the same is shown of record in Plat Book 33, Pages 64 and 65 and being all of that 1.245 acres tract, 1.317 acres of that 5.540 acres tract and 4.063 acres of that 6.030 acres tract as conveyed to F & A I Limited by deeds of record in Instrument Number 200311130364284 and 200405170112372, all references refer to records of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning at an iron pin set at the southwesterly corner of said Reserve "A", being in the northerly right of way of Agler Road and at the southeasterly corner of Lot 1 of said "Royal Manor";

Thence, North 03°40'45" East, being along the easterly line of Lots 1 and 2 of said "Royal Manor", a distance of 120.00 feet to an iron pin set at the southwesterly corner of that 0.008 acre tract of land as conveyed to The Ohio Fuel Gas Company by deed of record in Deed Book 2302, Page 387;

Thence, South 86°19'15" East, being along the southerly line of said 0.008 acres tract, a distance of 20.00 feet to an iron pin set;

Thence, North 03°40'45" East, being along the easterly line of said 0.008 acres tract, a distance of 18.00 feet to a Mag Nail set;

Thence, North 86°19'15" West, being along the northerly line of said 0.008 acres tract, a distance of 20.00 feet to an iron pin set in the westerly line of said Reserve "A" at the corner of Lots 2 and 3;

Thence, North 03°40'45" East, being along said westerly line, a distance of 21.35 to an iron pin set at an angle point in the easterly line of Lot 3;

Thence, North 11°57'05" East, being along the easterly line of Lots 3,4,5,6,7,8, and part of Lot 9 of "Royal Manor", a distance of 382.90 feet to an iron pin set at the southwesterly corner of that 3.417 acres tract as conveyed to The National Church Residences Of Gahanna by deed of record in Instrument Number 200312050388065;

Thence, South 86°19'15" East, being along the southerly line of said 3.417 acres tract, a distance of 358.56 feet to a 1" iron pin found at the southeasterly corner of said 0.417 acres tract;

Thence, North 03°59'55" East, being along the easterly line of said 3.417 acres tract, a distance of 278.23 feet to an iron pin found at the southwesterly corner of Parcel Eight as conveyed to The Roby Company L.P., by deed of record in Official Record 26284E20;

Thence, South 86°19'15" East, being along the southerly line of said Parcel Eight, a distance of 199.99 feet to an iron pin set at the southeasterly corner of said Parcel Eight and being in the westerly right of way of Stygler Road;

Thence, South 03°59'55" West, being along the westerly right of way of Stygler Road, a distance of 391.51 feet to an iron pin found at the northeasterly corner of that 1.051 acres tract as conveyed to Heartland Bank by deed of record in Instrument Number 200411190265392;

Thence, North 86°19'15" West, being along the northerly line of said 1.051 acres tract, a distance of 162.00 feet to a Mag Nail set at a corner of said 1.051 acres tract;

Thence, North 03°59'55" East, being along an easterly line of said 1.051 acres tract, a distance of 20.00 feet to a Mag Nail set at a corner of said 1.051 acres tract;

Thence North 86°19'15" West, being along the northerly line of said 1.051 acres tract, a distance of 38.00 feet to a Mag Nail set at the northwesterly corner of said 1.051 acres tract;

Thence, South 03°59'55" West, being along the westerly line of said 1.051 acres tract and along that 0.917 acres tract as conveyed to F & A I Limited by deed of record in Instrument Number 200405170112375, a distance of 445.01 feet to an iron pin found at the southwesterly corner of said 0.917 acres tract in the northerly right of way of Agler Road;

Thence North 86°19'15" West, being along said northerly right of way, a distance of 64.92 feet to an iron pin set at an angle point in said right of way;

Thence North 86°19'15" West, continuing along the northerly right of way of Agler Road, a distance of 345.72 feet to the place of beginning containing 6.625 acres of land more or less.

Subject, however, to all legal rights of way, leases, agreements, easements and restrictions of previous record.

I hereby certify to the Farmers Citizens Bank (lender), Brian C. Barker and Wayne B. Harer (lenders), Dayspring Christian Community Development Corporation (buyer/owner), Land and Mortgage Title Agency, Inc. (title insurance company), and to their successors and assigns, that:

I made an on the ground survey per record description of the land shown hereon located in Reserve "A" of "Royal Manor", City of Gahanna, Franklin County, Ohio, on Aug. 20, 2008; and that it and this map were made in accordance with HUD Survey Instructions and Report, form HUD-92457, and the requirements for an ALTA/ACSM Land Title Survey, as defined in the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys dated 2005, and includes items 1-4, 8,10,11, and 13-15.

To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines; title lines and lines of actual possession are the same; and the premises are free of any 100/500 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 39049C0194K, dated June 17, 2008.

JAMES R. HILL SURVEYING:
351 Coldwell Ct.
Gahanna, OH 43230
(614) 473-9197 (PH)
(614) 473-9517 (FAX)
www.jamesrhillsurveying.com

James R. Hill
Professional Surveyor No. 6919 Date 8/25/08

